

*Storey Drive
Community Development District*

Agenda

April 4, 2024

AGENDA

Storey Drive

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

REVISED AGENDA

March 28, 2024

Board of Supervisors
Storey Drive Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the **Storey Drive Community Development District** will be held **Thursday, April 4, 2024 at 10:00 a.m. at the offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 1, 2024 Meeting
4. Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
5. Consideration of Series 2022 Requisition #11
6. Staff Reports
 - A. Attorney
 - i. **Memorandum Regarding Annual Reminder on Florida Laws for Public Officials - Added**
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - C. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Stephen Saha, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
STOREY DRIVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Drive Community Development District was held Thursday, February 1, 2024 at 10:00 a.m. at the Offices of GMS-CF, 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

| | |
|----------------|---------------------|
| Adam Morgan | Chairman |
| Daniel La Rosa | Vice Chairman |
| Brent Kewley | Assistant Secretary |
| Teresa Diaz | Assistant Secretary |
| Josh Jochims | Assistant Secretary |

Also present were:

| | |
|----------------|------------------|
| George Flint | District Manager |
| Kristen Trucco | District Counsel |
| Alan Scheerer | Field Manager |

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period and we just have the Board and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 4, 2024 Meeting

Mr. Flint: The next item is approval of the January 4, 2024 meeting minutes. Were there any comments or corrections to those?

Mr. Morgan: They all look good; I make a motion to accept.

| |
|--|
| On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the January 4, 2024 Meeting, were approved, as presented. |
|--|

FOURTH ORDER OF BUSINESS

Ratification of Agreement with Briar Team, LLC for Repairs to Pedestrian Bridge

Mr. Flint: Item four is ratification of the agreement with Briar to repair the pedestrian bridge. In your agenda is the executed copy of the agreement signed by the District and by the contractor. My understanding is they haven't mobilized yet or started this work, but we do have the agreement in place.

Mr. La Rosa: What page is it on?

Mr. Flint: It's on page 26, page 26 is the signature page.

Mr. La Rosa: I got it. Does this include the pond bank or no?

Mr. Morgan: No, the city is doing the canal bank.

Mr. Morgan: After the bridge is done.

Mr. Scheerer: Yes. They wanted the bridge done first before, at least that is the conversation we had with them.

Mr. Morgan: The city wants us to fix the wall first and then they are going to go in and clean out the canal and then they are going to fix the bank.

Mr. Scheerer: Correct.

Mr. La Rosa: Okay, that is fine. I just wanted to make sure it was going to get done.

Ms. Trucco: Yes, I spoke to city's attorney and they are reaching out to the contractor/the owner then hired the contractor. They are going to work with us on getting reimbursement. I followed up with her today actually. I think I had spoken to her on the 18th of January and that is when she said yes, they will assist the CDD in getting reimbursement because they agree to make sense, the owner is going to have to go back for permits, etc. with a contractor, so they are on board with assisting them. I am going to continue to follow up with her on the status of that reimbursement.

Mr. La Rosa: Is there a mechanism by which we're going to accomplish that through a satisfied pay app? Once Briar completes the work, we'll present them with a get paid in full pay app showing that we paid this to Briar. We are going to give that to them, then they're going to send that in the form of the invoice.

Ms. Trucco: Actually, she had just asked for a copy of the proposal. I confirmed that we have moved forward with a contractor, so that is all she is requiring right now.

Mr. La Rosa: Okay.

Ms. Trucco: But I did follow up with her to find out what the status is on the reimbursement. Ideally, it could just be a check to the CDD.

Mr. La Rosa: From the city or from them?

Ms. Trucco: I am not sure how she is going to do it, but I will find out the details on that.

Mr. Morgan: But the city has agreed to pursue the damages. We don't have to.

Mr. La Rosa: But we're paying.

Mr. Morgan: We are paying upfront.

Mr. La Rosa: Right. I just want to make sure we get our money back.

Ms. Trucco: Absolutely.

Ms. Trucco: And as soon as I have response from her, I'll email you just to give you an update where she is with that reimbursement request too.

Mr. La Rosa: Okay, then I make a motion to approve this agreement.

On MOTION by Mr. La Rosa, seconded by Mr. Morgan, with all in favor, the Agreement with Briar Team, LLC for Repairs to Pedestrian Bridge, was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Flint: Staff reports, the first one is attorney.

Ms. Trucco: We have been working on a draft of this agreement with a contractor to make the repair. I had a telephone conversation with the city's attorney regarding this situation with the pedestrian bridge, so that is moving forward. We already have the update on that. Then this week I actually had a conversation with a representative for the adjacent property IDrive Investors, LLC and Mark McDonald. We talked about moving forward with the Interlocal Agreement that was brought before this Board a few months ago for the CDD to potentially maintain and be the owner of one of the roads outside of the CDD's boundaries. Just to back up a little bit, it was a road outside the CDD's boundary, two sidewalk pieces, and then also a drainage easement area too. So, we'd have to go back to the city to get an Interlocal Agreement in order for us to do work outside the boundary. This Board had approved that concept so long as the adjacent property owner would enter into a Cautionary Agreement with the CDD. This week we also discussed the property owner entering into a Funding Agreement with the CDD because obviously the CDD will incur legal

costs to have to go get an Interlocal Agreement, etc. Those discussions are ongoing. We are working on drafting a Funding Agreement to send over to that owner. As soon as I have an update for you, I'll provide that. I think you may be working on the legal descriptions for the sidewalk pieces, so it sounds like that is at least going to move forward an Interlocal Agreement to allow us to own and maintain the sidewalk pieces. Do you have an idea on timeframe?

Ms. Diaz: Not yet. I reckon they are doing it all today.

Ms. Trucco: Okay, that is good. Other than that, we discussed the remaining plat conveyances, so I've updated the conveyance documents. There is a new statutory requirement that requires us to list out the address of signers on here on the recorded documents. So, I've got this updated with what I believe is the last of all of the tracts that need to come to the CDD. From my records, I only see the Storey Drive plat and then the Storey Drive Phase Two plat. I think these conveyance documents once they're recorded, that will wrap up all the conveyances we have. I will give these to the Chairman after and just ask for his assistance with signing them and notarizing and get Mark's signature as well.

Mr. Morgan: Okay.

Ms. Trucco: That is all I have unless you have any questions for me.

Mr. Flint: Back on the pedestrian bridge repair, what process do we want to use for inspection of the work and sign off? Do we want the District engineer to be involved in that or do we think this is straight forward enough that Alan can just sign off on it? Because they are going to be submitting pay apps or an invoice, someone needs to sign off on it.

Mr. La Rosa: Typically, we would do a visual inspection, like a pay app inspection. Prior to payment, that is pretty standard.

Mr. Flint: Right.

Mr. La Rosa: Typically, our engineers are responsible for that for signing off where it was completed.

Mr. Flint: So, we want to do that. We want Stephen or someone from Poulos & Bennett?

Mr. La Rosa: I think so.

Mr. Flint: Okay.

Mr. La Rosa: Just based on the type of damage.

Mr. Flint: You don't want the liability.

Mr. La Rosa: I would prefer an engineer. Yes.

Mr. Flint: Okay. We will make sure that's the process we follow.

B. Engineer

Mr. Flint: Engineer's report, Stephen are you on? I don't think we have a representative.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under my report you have the check register for December 27, 2023 through January 26, 2024. The total is \$561,507.69 and the majority of that is debt service revenue that is being transferred to the trustee.

Mr. Morgan: I will make a motion to approve.

| |
|--|
| On MOTION by Mr. Morgan, seconded by Mr. La Rosa, with all in favor, the Check Register, was approved. |
|--|

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through November 30. If there are any questions, we can discuss those. Those are through December. It looks like we've got \$24,000 as of the end of December in the construction account.

Mr. La Rosa: Is this allocating for the grade repair?

Mr. Flint: No. The number though looks capital projects fund. We might need to set the money aside in that capital project to be able to track it for reimbursement. I will have to check on that because it doesn't appear that those are bond funds. I will just verify. Any other questions?

D. Field Manager's Report

Mr. Flint: Field Manager's report. Alan?

Mr. Scheerer: At the last meeting it was discussed to get with Applied Aquatic about doing the harvesting in the other ponds. I have been working with them on that. We met onsite. I am just waiting on a proposal for that. Obviously, if we could dispose of the biomass onsite it would be a lot cheaper. I think the first pond we did was \$5,000 and \$2,500 of it was dumped in the biomass offsite, but we are working on that. I am trying to work with Dixie on a couple of problems that we're having with construction trash, especially in the first stormwater pond. Then, we are having access issues with stormwater pond three, which is the larger one that is in the middle. As you all know, there is just so much vertical stuff going on right now. We are backpacking the pond with

Applied Aquatic and Cherrylake is having some challenges getting equipment in there. But I've reached out to Dixie a couple of times to give us a path so we can at least get in there and mow that. That is probably the worst pond in the whole project right now. That other stormwater pond does have a lot of construction trash in it. We'll work to get that up. Then, approximately Lots 63 through 92 along Asterisk as your heading east, all the irrigation valves are on the backside of the complex there between the wall and the vertical that's going in. And we have a lot of irrigation damage. It looks like they are grading it and stuff, and they are just hitting the valves. So, we are working with Cherrylake and again brought that to Dixie's attention that somebody in vertical is going to have to address those repairs. Other than that, we've got some additional palms on stormwater pond one that we met with the contractor. They're lining up to get those replaced. They failed. Those are all warranty trees, nothing that the District needs to worry about. I can try to answer any questions you all might have. We will bring back those hard to see prices to the next Board meeting.

Mr. Morgan: Did we ever receive an invoice for the original harvesting?

Mr. Scheerer: I haven't received it.

Mr. Morgan: I haven't either.

Mr. Scheerer: I can reach out to him. I think they were sending it to you.

Mr. Morgan: I never got it.

Mr. Scheerer: I don't have it. It's not on the check register and that was done two months ago.

Mr. Morgan: At least two months ago.

Mr. Scheerer: Yes, three months maybe. November. I'll ask him about that. That was a 24-hour turnaround. That was beautiful thing to see happen that quick. I am glad it worked out for everybody. That is all I have.

Mr. Morgan: We did determine that the other ponds do need to be harvested.

Mr. Scheerer: I think the worst one is the pond three. The one up front, everything is waterline level. It's slowly going down. But if that is what you all want, we will get the number together for you and let you swallow that number. It's going to be a big number.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Storey Drive Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

| | |
|-----------|---|
| DATE: | June 6, 2024 |
| HOUR: | 10:00 a.m. |
| LOCATION: | Offices of GMS-CF, LLC 219 E. Livingston Street Orlando, FL 32801 |

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to City of Orlando and Orange County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4th DAY OF APRIL, 2024.

ATTEST:

**STOREY DRIVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Storey Drive
Community Development District

Proposed Budget
FY2025

GMS
GOVERNMENTAL MANAGEMENT SERVICES

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Storey Drive
Community Development District
Proposed Budget
FY2025
General Fund

| | Adopted Budget FY2024 | Actual Thru 2/29/24 | Projected Next 7 Months | Total Projected 9/30/24 | Proposed Budget FY2025 |
|--|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| Special Assessments | \$ 313,137 | \$ 319,134 | \$ 2,026 | \$ 321,160 | \$ 313,137 |
| Carry Forward Surplus | \$ - | \$ - | \$ - | \$ - | \$ 100,408 |
| Total Revenues | \$ 313,137 | \$ 319,134 | \$ 2,026 | \$ 321,160 | \$ 413,545 |
| Expenditures: | | | | | |
| Administrative: | | | | | |
| Supervisor Fees | \$ 12,000 | \$ 1,600 | \$ 3,200 | \$ 4,800 | \$ 12,000 |
| FICA Expense | \$ 918 | \$ 122 | \$ 245 | \$ 367 | \$ 918 |
| Engineering Fees | \$ 12,000 | \$ 413 | \$ 3,588 | \$ 4,000 | \$ 12,000 |
| Attorney | \$ 25,000 | \$ 5,851 | \$ 12,899 | \$ 18,750 | \$ 25,000 |
| Arbitrage | \$ 450 | \$ - | \$ 450 | \$ 450 | \$ 450 |
| Dissemination | \$ 3,500 | \$ 1,458 | \$ 2,042 | \$ 3,500 | \$ 3,500 |
| Annual Audit | \$ 3,600 | \$ - | \$ 3,600 | \$ 3,600 | \$ 3,600 |
| Trustee Fees | \$ 5,000 | \$ 4,041 | \$ - | \$ 4,041 | \$ 4,050 |
| Assessment Administration | \$ 5,250 | \$ 5,250 | \$ - | \$ 5,250 | \$ 5,250 |
| Management Fees | \$ 36,750 | \$ 15,313 | \$ 21,438 | \$ 36,750 | \$ 40,000 |
| Information Technology | \$ 1,800 | \$ 750 | \$ 1,050 | \$ 1,800 | \$ 1,800 |
| Website Maintenance | \$ 1,200 | \$ 500 | \$ 700 | \$ 1,200 | \$ 1,200 |
| Telephone | \$ 75 | \$ - | \$ 25 | \$ 25 | \$ 75 |
| Postage | \$ 500 | \$ 109 | \$ 141 | \$ 250 | \$ 500 |
| Printing & Binding | \$ 500 | \$ 75 | \$ 75 | \$ 150 | \$ 500 |
| Insurance | \$ 5,915 | \$ 5,590 | \$ - | \$ 5,590 | \$ 5,915 |
| Legal Advertising | \$ 2,835 | \$ 685 | \$ 1,815 | \$ 2,500 | \$ 2,500 |
| Other Current Charges | \$ 600 | \$ 87 | \$ 280 | \$ 367 | \$ 600 |
| Office Supplies | \$ 150 | \$ 15 | \$ 35 | \$ 50 | \$ 150 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 | \$ 175 |
| Total Administrative: | \$ 118,218 | \$ 42,033 | \$ 51,581 | \$ 93,615 | \$ 120,183 |
| Operations & Maintenance | | | | | |
| Field Services | \$ 7,875 | \$ 3,281 | \$ 4,594 | \$ 7,875 | \$ 10,000 |
| Property Insurance | \$ 5,000 | \$ - | \$ 2,500 | \$ 2,500 | \$ 5,000 |
| Electric | \$ 3,500 | \$ - | \$ - | \$ - | \$ 3,500 |
| Water & Sewer | \$ 20,000 | \$ - | \$ - | \$ - | \$ 20,000 |
| Landscape Maintenance | \$ 134,304 | \$ 40,330 | \$ 56,462 | \$ 96,792 | \$ 134,304 |
| Landscape Contingency | \$ 2,500 | \$ - | \$ 1,250 | \$ 1,250 | \$ 2,500 |
| Lake Maintenance | \$ 8,220 | \$ 8,925 | \$ 4,795 | \$ 13,720 | \$ 8,467 |
| Irrigation Repairs | \$ 2,500 | \$ - | \$ 1,250 | \$ 1,250 | \$ 2,500 |
| Pressure Washing | \$ 5,000 | \$ - | \$ 1,250 | \$ 1,250 | \$ 2,500 |
| Repairs & Maintenance | \$ 3,520 | \$ - | \$ 1,250 | \$ 1,250 | \$ 3,500 |
| Contingency | \$ 2,500 | \$ - | \$ 1,250 | \$ 1,250 | \$ 2,500 |
| Total Operations & Maintenance: | \$ 194,919 | \$ 52,536 | \$ 74,601 | \$ 127,137 | \$ 194,771 |
| Reserves | | | | | |
| Capital Reserve Transfer | \$ - | \$ - | \$ - | \$ - | \$ 98,592 |
| Total Reserves | \$ - | \$ - | \$ - | \$ - | \$ 98,592 |
| Total Expenditures | \$ 313,137 | \$ 94,569 | \$ 126,182 | \$ 220,752 | \$ 413,546 |
| Excess Revenues (Expenditures) | \$ - | \$ 224,565 | \$ (124,156) | \$ 100,408 | \$ (0) |

Storey Drive

Community Development District

FY 2025 Assessment Charts

| | |
|--|------------------|
| Net Administrative Annual Assessments (Total) | \$ 120,183 |
| Collection Cost (6%) | \$7,671 |
| Gross Assessments | \$127,854 |

| Property Type | Units | ERU Factor | ERUs | Gross Per Unit | Total Gross |
|---------------|------------|------------|------------|----------------|---------------------|
| Condo | 256 | 0.50 | 128 | \$180.70 | \$46,257.97 |
| Townhomes | 200 | 0.75 | 150 | \$271.04 | \$54,208.54 |
| Single Family | 70 | 1.00 | 70 | \$361.39 | \$25,297.32 |
| Total | 526 | | 348 | | \$125,763.83 |

| | |
|---|------------------|
| Net Maintenance Annual Assessments (Total) | \$ 194,771 |
| Collection Cost (6%) | \$12,432 |
| Gross Assessments | \$207,203 |

| Property Type | Units | ERU Factor | ERUs | Gross Per Unit | Total Gross |
|---------------|------------|------------|------------|----------------|---------------------|
| Condo | 256 | 0.50 | 128 | \$297.93 | \$76,270.59 |
| Townhomes | 200 | 0.75 | 150 | \$446.90 | \$89,379.58 |
| Single Family | 70 | 1.00 | 70 | \$595.86 | \$41,710.47 |
| Total | 526 | | 348 | | \$207,360.65 |

| | |
|--|------------------|
| Net Administrative & Maintenance Annual Assessments (Platted) | \$313,137 |
| Collection Cost (6%) | \$19,987 |
| Gross Assessments | \$333,124 |

| Property Type | Units | ERU Factor | ERUs | Gross Per Unit | Total Gross |
|---------------|------------|------------|------------|----------------|---------------------|
| Condo | 256 | 0.50 | 128 | \$478.63 | \$122,528.56 |
| Townhomes | 200 | 0.75 | 150 | \$717.94 | \$143,588.12 |
| Single Family | 70 | 1.00 | 70 | \$957.25 | \$67,007.79 |
| Total | 526 | | 348 | | \$333,124.48 |

Storey Drive
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem special assessment on all the assessment property within the District in order to pay for the operating expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, Poulos & Bennett, LLC, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Storey Drive
Community Development District
GENERAL FUND BUDGET

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2022 Special Assessment Bonds. The District has contracted with AMTEC Corporation for this service.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on Series 2022 Special Assessment Bonds.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with DiBartolomeo, McBee, Hartley & Barnes, P.A. for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2022 Special Assessment Bonds that are deposited with Trustee at USBank.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Storey Drive
Community Development District
GENERAL FUND BUDGET

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Storey Drive
Community Development District
 GENERAL FUND BUDGET

Operations & Maintenance:

Field Services

The District has contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

Represents estimated cost of electric services for items such as monument lighting, irrigation meters, etc.

Water & Sewer

Represents estimated cost of water services for areas within the district such as main entrance, irrigated turf and landscaping around ponds.

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. Budgeted amount is based on proposals from Cherry Lake Inc. for Phases 1 and 2.

| Description | Monthly | Annual |
|--|---------|------------------|
| Landscape Maintenance - Partial Phases 1 & 2 | \$8,066 | \$96,792 |
| Contingency - Future Areas | | \$37,512 |
| Total | | \$134,304 |

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Storey Drive
Community Development District
 GENERAL FUND BUDGET

Lake Maintenance

Represents cost to maintain four stormwater retention ponds. Amount is based on proposal from Applied Aquatic Management, Inc. for monthly maintenance and as needed clean-up/treatments.

| Description | Monthly | Annual |
|----------------------------------|---------|----------------|
| Pond Maintenance | | |
| Stormwater Retention Ponds 1 - 4 | \$685 | \$8,220 |
| Contingency | | \$247 |
| Total | | \$8,467 |

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Pressure Washing

Represents estimated cost to pressure wash areas within the District boundaries.

Repairs & Maintenance

Represents general repairs and maintenance costs that are not budgeted under any other budgeted line item.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Transfer Out - Capital Reserve

Represents excess funds at fiscal year end transferred to the Capital Reserve fund.

Storey Drive
Community Development District
Proposed Budget
FY2025
Capital Reserve Fund

| | Adopted Budget FY2024 | Actual Thru 2/29/24 | Projected Next 7 Months | Total Projected 9/30/24 | Proposed Budget FY2025 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| Transfer In | \$ - | \$ - | \$ - | \$ - | \$ 98,592 |
| Interest | \$ - | \$ - | \$ - | \$ - | \$ 6,000 |
| Total Revenues | \$ - | \$ - | \$ - | \$ - | \$ 104,592 |
| Expenditures: | | | | | |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ - |
| Capital Outlay | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - | \$ - |
| Excess Revenues (Expenditures) | \$ - | \$ - | \$ - | \$ - | \$ 104,592 |
| Fund Balance - Beginning | \$ - | \$ - | \$ - | \$ - | \$ - |
| Fund Balance - Ending | \$ - | \$ - | \$ - | \$ - | \$ 104,592 |

Storey Drive
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2022

| | Adopted Budget FY2024 | Actual Thru 2/29/24 | Projected Next 7 Months | Total Projected 9/30/24 | Proposed Budget FY2025 |
|---|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| Special Assessments | \$ 536,213 | \$ 546,479 | \$ 3,469 | \$ 549,948 | \$ 536,213 |
| Interest | \$ 12,000 | \$ 9,231 | \$ 13,050 | \$ 22,281 | \$ 18,000 |
| Carry Forward Surplus | \$ 200,763 | \$ 187,813 | \$ - | \$ 187,813 | \$ 209,477 |
| Total Revenues | \$ 748,976 | \$ 743,523 | \$ 16,519 | \$ 760,042 | \$ 763,690 |
| Expenditures: | | | | | |
| Series 2022 | | | | | |
| Interest - 12/15 | \$ 166,581 | \$ 166,581 | \$ - | \$ 166,581 | \$ 163,968 |
| Principal - 06/15 | \$ 205,000 | \$ - | \$ 205,000 | \$ 205,000 | \$ 210,000 |
| Interest - 06/15 | \$ 166,581 | \$ - | \$ 166,581 | \$ 166,581 | \$ 163,968 |
| Total Expenditures | \$ 538,163 | \$ 166,581 | \$ 371,581 | \$ 538,163 | \$ 537,935 |
| Other Sources/(Uses) | | | | | |
| Transfer In/(Out) | \$ - | \$ (5,403) | \$ (7,000) | \$ (12,403) | \$ (12,000) |
| Total Other Financing Sources (Uses) | \$ - | \$ (5,403) | \$ (7,000) | \$ (12,403) | \$ (12,000) |
| Excess Revenues (Expenditures) | \$ 210,814 | \$ 571,539 | \$ (362,062) | \$ 209,477 | \$ 213,755 |

| | |
|-------------------------|-------------------------|
| Interest - 12/15/2025 | <u>\$161,290</u> |
| Total | <u><u>\$161,290</u></u> |
| | |
| Net Assessment | <u>\$536,213</u> |
| Collection Cost (6%) | <u>\$34,226</u> |
| Gross Assessment | <u><u>\$570,439</u></u> |

| Property Type | Units | Gross Per Unit | Gross Total |
|---------------|------------|----------------|------------------|
| Condo | 256 | \$886 | \$226,770 |
| Townhome | 200 | \$1,102 | \$220,308 |
| Single Family | 70 | \$1,762 | \$123,359 |
| Total | 526 | | \$570,437 |

Storey Drive
Series 2022, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

| Date | Balance | Principal | Interest | Annual |
|---------------|--------------|---------------------|---------------------|-------------------------|
| 6/15/24 | \$ 9,510,000 | \$ 205,000 | \$ 166,581.25 | \$ - |
| 12/15/24 | \$ 9,305,000 | \$ - | \$ 163,967.50 | \$ 535,548.75 |
| 6/15/25 | \$ 9,305,000 | \$ 210,000 | \$ 163,967.50 | \$ - |
| 12/15/25 | \$ 9,095,000 | \$ - | \$ 161,290.00 | \$ 535,257.50 |
| 6/15/26 | \$ 9,095,000 | \$ 215,000 | \$ 161,290.00 | \$ - |
| 12/15/26 | \$ 8,880,000 | \$ - | \$ 158,548.75 | \$ 534,838.75 |
| 6/15/27 | \$ 8,880,000 | \$ 220,000 | \$ 158,548.75 | \$ - |
| 12/15/27 | \$ 8,660,000 | \$ - | \$ 155,743.75 | \$ 534,292.50 |
| 6/15/28 | \$ 8,660,000 | \$ 225,000 | \$ 155,743.75 | \$ - |
| 12/15/28 | \$ 8,435,000 | \$ - | \$ 152,368.75 | \$ 533,112.50 |
| 6/15/29 | \$ 8,435,000 | \$ 235,000 | \$ 152,368.75 | \$ - |
| 12/15/29 | \$ 8,200,000 | \$ - | \$ 148,843.75 | \$ 536,212.50 |
| 6/15/30 | \$ 8,200,000 | \$ 240,000 | \$ 148,843.75 | \$ - |
| 12/15/30 | \$ 7,960,000 | \$ - | \$ 145,243.75 | \$ 534,087.50 |
| 6/15/31 | \$ 7,960,000 | \$ 245,000 | \$ 145,243.75 | \$ - |
| 12/15/31 | \$ 7,715,000 | \$ - | \$ 141,568.75 | \$ 531,812.50 |
| 6/15/32 | \$ 7,715,000 | \$ 255,000 | \$ 141,568.75 | \$ - |
| 12/15/32 | \$ 7,460,000 | \$ - | \$ 137,743.75 | \$ 534,312.50 |
| 6/15/33 | \$ 7,460,000 | \$ 265,000 | \$ 137,743.75 | \$ - |
| 12/15/33 | \$ 7,195,000 | \$ - | \$ 133,437.50 | \$ 536,181.25 |
| 6/15/34 | \$ 7,195,000 | \$ 270,000 | \$ 133,437.50 | \$ - |
| 12/15/34 | \$ 6,925,000 | \$ - | \$ 129,050.00 | \$ 532,487.50 |
| 6/15/35 | \$ 6,925,000 | \$ 280,000 | \$ 129,050.00 | \$ - |
| 12/15/35 | \$ 6,645,000 | \$ - | \$ 124,500.00 | \$ 533,550.00 |
| 6/15/36 | \$ 6,645,000 | \$ 290,000 | \$ 124,500.00 | \$ - |
| 12/15/36 | \$ 6,355,000 | \$ - | \$ 119,787.50 | \$ 534,287.50 |
| 6/15/37 | \$ 6,355,000 | \$ 300,000 | \$ 119,787.50 | \$ - |
| 12/15/37 | \$ 6,055,000 | \$ - | \$ 114,912.50 | \$ 534,700.00 |
| 6/15/38 | \$ 6,055,000 | \$ 310,000 | \$ 114,912.50 | \$ - |
| 12/15/38 | \$ 5,745,000 | \$ - | \$ 109,875.00 | \$ 534,787.50 |
| 6/15/39 | \$ 5,745,000 | \$ 320,000 | \$ 109,875.00 | \$ - |
| 12/15/39 | \$ 5,425,000 | \$ - | \$ 104,675.00 | \$ 534,550.00 |
| 6/15/40 | \$ 5,425,000 | \$ 330,000 | \$ 104,675.00 | \$ - |
| 12/15/40 | \$ 5,095,000 | \$ - | \$ 99,312.50 | \$ 533,987.50 |
| 6/15/41 | \$ 5,095,000 | \$ 340,000 | \$ 99,312.50 | \$ - |
| 12/15/41 | \$ 4,755,000 | \$ - | \$ 93,787.50 | \$ 533,100.00 |
| 6/15/42 | \$ 4,755,000 | \$ 350,000 | \$ 93,787.50 | \$ - |
| 12/15/42 | \$ 4,405,000 | \$ - | \$ 88,100.00 | \$ 531,887.50 |
| 6/15/43 | \$ 4,405,000 | \$ 365,000 | \$ 88,100.00 | \$ - |
| 12/15/43 | \$ 4,040,000 | \$ - | \$ 80,800.00 | \$ 533,900.00 |
| 6/15/44 | \$ 4,040,000 | \$ 380,000 | \$ 80,800.00 | \$ - |
| 12/15/44 | \$ 3,660,000 | \$ - | \$ 73,200.00 | \$ 534,000.00 |
| 6/15/45 | \$ 3,660,000 | \$ 395,000 | \$ 73,200.00 | \$ - |
| 12/15/45 | \$ 3,265,000 | \$ - | \$ 65,300.00 | \$ 533,500.00 |
| 6/15/46 | \$ 3,265,000 | \$ 410,000 | \$ 65,300.00 | \$ - |
| 12/15/46 | \$ 2,855,000 | \$ - | \$ 57,100.00 | \$ 532,400.00 |
| 6/15/47 | \$ 2,855,000 | \$ 430,000 | \$ 57,100.00 | \$ - |
| 12/15/47 | \$ 2,425,000 | \$ - | \$ 48,500.00 | \$ 535,600.00 |
| 6/15/48 | \$ 2,425,000 | \$ 445,000 | \$ 48,500.00 | \$ - |
| 12/15/48 | \$ 1,980,000 | \$ - | \$ 39,600.00 | \$ 533,100.00 |
| 6/15/49 | \$ 1,980,000 | \$ 465,000 | \$ 39,600.00 | \$ - |
| 12/15/49 | \$ 1,515,000 | \$ - | \$ 30,300.00 | \$ 534,900.00 |
| 6/15/50 | \$ 1,515,000 | \$ 485,000 | \$ 30,300.00 | \$ - |
| 12/15/50 | \$ 1,030,000 | \$ - | \$ 20,600.00 | \$ 535,900.00 |
| 6/15/51 | \$ 1,030,000 | \$ 505,000 | \$ 20,600.00 | \$ - |
| 12/15/51 | \$ 525,000 | \$ - | \$ 10,500.00 | \$ 536,100.00 |
| 6/15/52 | \$ 525,000 | \$ 525,000 | \$ 10,500.00 | \$ 535,500.00 |
| Totals | | \$ 9,510,000 | \$ 5,983,894 | \$ 15,493,893.75 |

SECTION V

**STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Drive Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the “Trustee”), dated as of January 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of January 1, 2022 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **11**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Lennar Homes LLC
- (D) Amount Payable: **\$27,856.89 (or account balance not to exceed \$492,056.54)**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Unfunded portion of infrastructure costs for Phases 1 & 2.

- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project; and
4. each disbursement represents a cost of 2022 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY DRIVE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

**CONSULTING ENGINEER’S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2022 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer



Orlando Office
2602 E. Livingston Street
Orlando, Florida 32803

(407) 487-2594
poulosandbennett.com

Jacksonville Office
12574 Flagler Center Blvd.
Jacksonville, Florida 32258

March 17, 2023

Storey Drive Community Development District
c/o Kristen Trucco
201 S. Orange Ave, Suite 1400
Orlando, FL 32801

Subject: Storey Drive Phases 1 & 2
Certification of Completed Infrastructure – Requisition #6
Poulos & Bennett Job No. 18-021

Dear Ms. Trucco:

This letter is to serve as a Certification of Constructed Infrastructure reimbursement from the Storey Drive Community Development District (CDD) to Lennar Homes. Below is a summary of the infrastructure construction items and contract costs for those constructed improvements to be dedicated to the CDD associated with the above-referenced project. This document has been prepared based on pay applications received from the site contractor.

| | |
|--|------------------------|
| I. General Conditions & Earthwork (Phase 1): | \$ 1,224,447.38 |
| Includes mobilization, as-builts, erosion control, grading, etc. | |
| II. Roadway & Paving (Phase 1): | \$ 2,280,956.68 |
| Includes sub-base, base, asphalt, curbing, sidewalk, erosion control, grading, crossings, signage and striping | |
| III. Potable Water Distribution System (Phase 1): | \$ 596,324.73 |
| Includes potable water lines, valves, fittings, and services | |
| IV. Wastewater Collection System (Phase 1): | \$ 660,900.57 |
| Includes gravity sewer, services, and manholes; lift station wet well, valve box, sewage pump, piping, valves, fittings, and control panel | |
| V. Storm Drainage System (Phase 1): | \$ 1,885,380.19 |
| Includes storm pipe, inlets, and manholes | |
| VI. Electrical Undergrounding (Phase 1): | \$ 1,264,474.34 |
| Includes structures & conduit | |
| VII. Roadway & Paving (Phase 2): | \$ 1,457,566.02 |
| Includes sub-base, base, asphalt, curbing, sidewalk, erosion control, grading, crossings, signage and striping | |
| VIII. Potable Water Distribution System (Phase 2): | \$ 653,589.65 |
| Includes potable water lines, valves, fittings, and services | |
| IX. Storm Drainage System (Phase 2): | \$ 1,329,247.37 |
| Includes storm pipe, inlets, and manholes | |

| | | |
|------------------------------------|----|--------------|
| Total Cost of Improvements: | \$ | 9,803,547.89 |
| Retainage Reduction: | \$ | 492,056.54 |
| Total Requisition Amount: | \$ | 9,311,491.35 |

Please let us know if you have any questions.
Sincerely,

Stephen K. Saha, P.E.
District Engineer
Poulos & Bennett, LLC
P.E. No. 76903

TABLE 1
Storey Drive Community Development District
Phase 1 & 2
Summary of Costs for Requisition
April 14, 2023

| DESCRIPTION | CONTRACT AMOUNT | REQ. QTY | UNIT | UNIT COST | REQUISITION AMOUNT | REQ #1 % |
|---|------------------------|----------|------|-----------------|------------------------|---------------|
| General Conditions & Earthwork (Phase 1) | | | | | | |
| Certified As-Built Drawings | \$ 38,899.02 | 1 | LS | \$ 38,899.02 | \$ 38,899.02 | 100.0% |
| Construction Staking | \$ 47,640.65 | 1 | LS | \$ 47,640.65 | \$ 47,640.65 | 100.0% |
| Mobilization | \$ 46,706.93 | 1 | LS | \$ 46,706.93 | \$ 46,706.93 | 100.0% |
| ROW/Underground Utility Permit | \$ 14,852.02 | 1 | EA | \$ 14,852.02 | \$ 14,852.02 | 100.0% |
| Add Orlando Utilities Commission Fee | \$ 20,643.53 | 1 | LS | \$ 20,643.53 | \$ 20,643.53 | 100.0% |
| Certified As-Built Drawings | \$ 5,000.03 | 1 | LS | \$ 5,000.03 | \$ 5,000.03 | 100.0% |
| Construction Staking/Layout | \$ 10,993.99 | 1 | LS | \$ 10,993.99 | \$ 10,993.99 | 100.0% |
| Mobilization | \$ 10,529.33 | 1 | LS | \$ 10,529.33 | \$ 10,529.33 | 100.0% |
| Certified As-Built Drawings | \$ 18,603.88 | 1 | LS | \$ 18,603.88 | \$ 18,603.88 | 100.0% |
| Construction Staking/Layout | \$ 23,820.33 | 1 | LS | \$ 23,820.33 | \$ 23,820.33 | 100.0% |
| Mobilization | \$ 28,746.21 | 1 | LS | \$ 28,746.21 | \$ 28,746.21 | 100.0% |
| Add Mobilization | \$ 3,125.00 | 1 | EA | \$ 3,125.00 | \$ 3,125.00 | 100.0% |
| Delete Maintenance of Traffic Services | \$ (7,886.10) | 1 | LS | \$ (7,886.10) | \$ (7,886.10) | 100.0% |
| ROW Grading | \$ 13,893.75 | 35,625 | SY | \$ 0.39 | \$ 13,893.75 | 100.0% |
| Erosion Control Maintenance | \$ 3,900.03 | 1 | LS | \$ 3,900.03 | \$ 3,900.03 | 100.0% |
| Onsite Cut | \$ 391,800.15 | 124,381 | CY | \$ 3.15 | \$ 391,800.15 | 100.0% |
| Onsite Fill, Place & Compact On Site | \$ 39,801.92 | 124,381 | CY | \$ 0.32 | \$ 39,801.92 | 100.0% |
| Clear and Grub | \$ 222,938.81 | 43.5 | AC | \$ 5,125.03 | \$ 222,938.81 | 100.0% |
| Dewatering for Pond Excavation | \$ 70,206.89 | 1 | LS | \$ 70,206.89 | \$ 70,206.89 | 100.0% |
| Disc Open Space | \$ 17,671.88 | 43.5 | AC | \$ 406.25 | \$ 17,671.88 | 100.0% |
| Curb Inlet Protection | \$ 3,923.44 | 1 | LS | \$ 3,923.44 | \$ 3,923.44 | 100.0% |
| Seed & Mulch open area | \$ 39,049.37 | 205,523 | SY | \$ 0.19 | \$ 39,049.37 | 100.0% |
| Silt Fence (Single Row) | \$ 15,350.40 | 9,840 | LF | \$ 1.56 | \$ 15,350.40 | 100.0% |
| Sod (Pond 1 Tract) | \$ 17,664.00 | 6,900 | SY | \$ 2.56 | \$ 17,664.00 | 100.0% |
| Sod (Pond 2 Tract) | \$ 25,984.00 | 10,150 | SY | \$ 2.56 | \$ 25,984.00 | 100.0% |
| Sod (Pond 3 Tract) | \$ 17,920.00 | 7,000 | SY | \$ 2.56 | \$ 17,920.00 | 100.0% |
| Sod (Pond 4 Tract) | \$ 19,712.00 | 7,700 | SY | \$ 2.56 | \$ 19,712.00 | 100.0% |
| Temporary Construction Entrance | \$ 13,822.58 | 2 | EA | \$ 6,911.29 | \$ 13,822.58 | 100.0% |
| Turbidity Barrier | \$ 7,875.05 | 1 | LS | \$ 7,875.05 | \$ 7,875.05 | 100.0% |
| Add onsite cut (excavation) place & compact site | \$ 37,453.50 | 11,890 | CY | \$ 3.15 | \$ 37,453.50 | 100.0% |
| Add onsite fill, place & compact site | \$ 3,804.80 | 11,890 | CY | \$ 0.32 | \$ 3,804.80 | 100.0% |
| Subtotal | \$ 1,224,447.38 | | | Subtotal | \$ 1,224,447.38 | 100.0% |
| Roadway (Phase 1) | | | | | | |
| 1.5" Asphalt, Type SP-9.5 (1 Lift) | \$ 294,580.00 | 26,000 | SY | \$ 11.33 | \$ 294,580.00 | 100.0% |
| 10" Limerock Base (LBR 100) | \$ 99,662.50 | 5,950 | SY | \$ 16.75 | \$ 99,662.50 | 100.0% |
| 12" Stabilized Sugrade (LBR 40) | \$ 173,493.00 | 39,075 | SY | \$ 4.44 | \$ 173,493.00 | 100.0% |
| 12" Stabilized Sugrade (LBR 40) Over watermain | \$ 8,258.40 | 1,860 | SY | \$ 4.44 | \$ 8,258.40 | 100.0% |
| 2.5" Asphalt, Type SP-12.5 (1 Lift) | \$ 113,050.00 | 5,950 | SY | \$ 19.00 | \$ 113,050.00 | 100.0% |
| 4" Sidewalk (10' wide trail) | \$ 72,270.00 | 19,800 | SF | \$ 3.65 | \$ 72,270.00 | 100.0% |
| 4" Sidewalk (unreinforced) | \$ 260,975.00 | 71,500 | SF | \$ 3.65 | \$ 260,975.00 | 100.0% |
| 4" Sidewalk 7'w/thickened edge | \$ 307,478.60 | 53,755 | SF | \$ 5.72 | \$ 307,478.60 | 100.0% |
| 6" Limerock Base (LBR 100) | \$ 265,980.00 | 26,000 | SY | \$ 10.23 | \$ 265,980.00 | 100.0% |
| 6" Sidewalk (Unreinforced) at lift station | \$ 2,495.00 | 100 | SF | \$ 24.95 | \$ 2,495.00 | 100.0% |
| 8" Concrete paving at compactor | \$ 4,351.60 | 860 | SF | \$ 5.06 | \$ 4,351.60 | 100.0% |
| Brick Pavers w/6" Concrete Base | \$ 57,298.99 | 4,487 | SF | \$ 12.77 | \$ 57,298.99 | 100.0% |
| Handicap Tamps with truncated domes | \$ 75,845.22 | 66 | EA | \$ 1,149.17 | \$ 75,845.22 | 100.0% |
| Handicap Tamps with truncated domes (10') | \$ 12,665.10 | 6 | EA | \$ 2,110.85 | \$ 12,665.10 | 100.0% |

TABLE 1
Storey Drive Community Development District
Phase 1 & 2
Summary of Costs for Requisition
April 14, 2023

| DESCRIPTION | CONTRACT AMOUNT | REQ. QTY | UNIT | UNIT COST | REQUISITION AMOUNT | REQ #1 % |
|---|-----------------|----------|------|---------------|--------------------|----------|
| Maintenance of Traffic Services | \$ 5,625.04 | 1 | LS | \$ 5,625.04 | \$ 5,625.04 | 100.0% |
| Miami Curb | \$ 54,780.00 | 4,400 | LF | \$ 12.45 | \$ 54,780.00 | 100.0% |
| Temporary cul-de-sac | \$ 23,465.70 | 3 | EA | \$ 7,821.90 | \$ 23,465.70 | 100.0% |
| Type "A" Curb | \$ 28,666.25 | 1,775 | LF | \$ 16.15 | \$ 28,666.25 | 100.0% |
| Type "D" Curb | \$ 24,128.00 | 1,450 | LF | \$ 16.64 | \$ 24,128.00 | 100.0% |
| Type "F" Curb and Gutter | \$ 121,520.00 | 8,000 | LF | \$ 15.19 | \$ 121,520.00 | 100.0% |
| Striping, Signage and RPM's | \$ 35,625.25 | 1 | LS | \$ 35,625.25 | \$ 35,625.25 | 100.0% |
| Sod (Common & Disturbed Areas) | \$ 48,256.00 | 18,850 | SY | \$ 2.56 | \$ 48,256.00 | 100.0% |
| Add steel mast arm assembly, F&I on existing foundation pole 70' arm | \$ 31,375.00 | 1 | EA | \$ 31,375.00 | \$ 31,375.00 | 100.0% |
| Add vehicular traffic signal, F&I aluminum 3 section, 1 way | \$ 2,412.50 | 2 | EA | \$ 1,206.25 | \$ 2,412.50 | 100.0% |
| Add vehicular traffic signal, F&I aluminum 5 section cluster, 1 way | \$ 2,056.25 | 1 | EA | \$ 2,056.25 | \$ 2,056.25 | 100.0% |
| Add vehicular traffic signal, remove - poles to remain | \$ 192.50 | 1 | EA | \$ 192.50 | \$ 192.50 | 100.0% |
| Add vehicle detection system - video, F&I above ground equipment | \$ 5,312.50 | 1 | EA | \$ 5,312.50 | \$ 5,312.50 | 100.0% |
| Add vehicle detection system-video, adjust/modify cabinet equipment | \$ 6,931.25 | 1 | EA | \$ 6,931.25 | \$ 6,931.25 | 100.0% |
| Add internally illuminated sign, F&I, Overhead Mount, 12-18 SF | \$ 5,462.50 | 1 | EA | \$ 5,462.50 | \$ 5,462.50 | 100.0% |
| Add Construction Staking | \$ 1,832.00 | 1 | LS | \$ 1,832.00 | \$ 1,832.00 | 100.0% |
| Add Traffic Control | \$ 8,511.10 | 1 | LS | \$ 8,511.10 | \$ 8,511.10 | 100.0% |
| Add Mobilization | \$ 8,125.00 | 1 | EA | \$ 8,125.00 | \$ 8,125.00 | 100.0% |
| Striping, Signage and RPM's | \$ 9,362.50 | 1 | LS | \$ 9,362.50 | \$ 9,362.50 | 100.0% |
| Delete vehicle detection system-video, furnish & install above ground equipment | \$ (5,312.50) | 1 | EA | \$ (5,312.50) | \$ (5,312.50) | 100.0% |
| Delete vehicle detection system-video, adjust/modify cabinet equipment | \$ (6,931.25) | 1 | EA | \$ (6,931.25) | \$ (6,931.25) | 100.0% |
| Add vehicle detection system-video, furnish & install cabinet equipment | \$ 22,863.36 | 1 | EA | \$ 22,863.36 | \$ 22,863.36 | 100.0% |
| Add vehicle detection system-video, furnish & install cabinet equipment | \$ 29,553.36 | 1 | EA | \$ 29,553.36 | \$ 29,553.36 | 100.0% |
| Delete 1.5" Asphalt type SP-9.5 (1 Lift) | \$ (71,379.00) | 6,300 | SY | \$ (11.33) | \$ (71,379.00) | 100.0% |
| Add 2" Asphalt type SP-9.5 (2 lifts) | \$ 135,387.00 | 6,300 | SY | \$ 21.49 | \$ 135,387.00 | 100.0% |
| Delete 1" Asphalt, type S-1 | \$ (3,153.14) | 1 | LS | \$ (3,153.14) | \$ (3,153.14) | 100.0% |
| Delete 12" stabilized subgrade (LBR 40) | \$ (2,275.14) | 1 | LS | \$ (2,275.14) | \$ (2,275.14) | 100.0% |
| Delete 6" Limerock Base (LBR 100) | \$ (2,527.94) | 1 | LS | \$ (2,527.94) | \$ (2,527.94) | 100.0% |
| Add open road cut & Restoration (Pomelo Dr) Bore Connection #1 | \$ 25,480.00 | 980 | SY | \$ 26.00 | \$ 25,480.00 | 100.0% |
| Add remove and replace F curb (Pomelo Dr) | \$ 50,003.80 | 764 | LF | \$ 65.45 | \$ 50,003.80 | 100.0% |
| Add sod (bahia) restoration (Pomelo Dr) | \$ 945.00 | 350 | SY | \$ 2.70 | \$ 945.00 | 100.0% |
| Add 9'x13' Apron (Pomelo Dr) | \$ 2,564.10 | 1 | LS | \$ 2,564.10 | \$ 2,564.10 | 100.0% |
| Add 5'x18' Apron (Pomelo Dr) | \$ 1,923.08 | 1 | LS | \$ 1,923.08 | \$ 1,923.08 | 100.0% |
| Add Handicap ramp (Pomelo Dr) | \$ 2,250.00 | 1 | EA | \$ 2,250.00 | \$ 2,250.00 | 100.0% |
| Add residence access (7211 Pomelo Dr) | \$ 7,127.23 | 1 | LS | \$ 7,127.23 | \$ 7,127.23 | 100.0% |
| Add open road cut & restoration (Orange County service road)Bore connection #3 | \$ 24,279.50 | 350 | SY | \$ 69.37 | \$ 24,279.50 | 100.0% |
| Add remove and replace valley curb (Orange County Service road) | \$ 3,525.50 | 50 | LF | \$ 70.51 | \$ 3,525.50 | 100.0% |
| Add sod (bahia) restoration (Orange County Service road) | \$ 216.00 | 80 | SY | \$ 2.70 | \$ 216.00 | 100.0% |

TABLE 1
 Storey Drive Community Development District
 Phase 1 & 2
 Summary of Costs for Requisition
 April 14, 2023

| DESCRIPTION | CONTRACT AMOUNT | REQ. QTY | UNIT | UNIT COST | REQUISITION AMOUNT | REQ #1 % |
|--|------------------------|----------|------|-----------------|------------------------|---------------|
| Add maintenance of traffic services | \$ 16,100.00 | 1 | EA | \$ 16,100.00 | \$ 16,100.00 | 100.0% |
| Add 12" stabilized subgrade (LBR 40) | \$ 2,275.14 | 1 | LS | \$ 2,275.14 | \$ 2,275.14 | 100.0% |
| Add 6" Limerock Base (LBR 100) | \$ 2,527.94 | 1 | LS | \$ 2,527.94 | \$ 2,527.94 | 100.0% |
| Add maintenance of traffic services | \$ 7,886.10 | 1 | LS | \$ 7,886.10 | \$ 7,886.10 | 100.0% |
| Delete open road cut & restoration (Pomelo Dr) bore connection #1 | \$ (25,480.00) | 980 | SY | \$ (26.00) | \$ (25,480.00) | 100.0% |
| Delete Remove and replace F curb (Pomelo Dr) | \$ (50,003.80) | 764 | LF | \$ (65.45) | \$ (50,003.80) | 100.0% |
| Delete Sod (Bahia) restoration (Pomelo Dr) | \$ (945.00) | 350 | SY | \$ (2.70) | \$ (945.00) | 100.0% |
| Delete 9'x13' apron (Pomelo Dr) | \$ (2,564.10) | 1 | LS | \$ (2,564.10) | \$ (2,564.10) | 100.0% |
| Delete 5'x18' Apron (Pomelo Dr) | \$ (1,923.08) | 1 | LS | \$ (1,923.08) | \$ (1,923.08) | 100.0% |
| Delete handicap ramp (Pomelo Dr) | \$ (2,250.00) | 1 | EA | \$ (2,250.00) | \$ (2,250.00) | 100.0% |
| Delete residence Access (7211 Pomelo Dr) | \$ (7,127.23) | 1 | LS | \$ (7,127.23) | \$ (7,127.23) | 100.0% |
| Delete Open road cut & restoration (Orange County Service Road) Bore connection #3 | \$ (24,279.50) | 350 | SY | \$ (69.37) | \$ (24,279.50) | 100.0% |
| Delete remove and replace valley curb (Orange County Service Road) | \$ (3,525.50) | 50 | LF | \$ (70.51) | \$ (3,525.50) | 100.0% |
| Delete sod (Bahia) restoration (Orange County Service Road) | \$ (216.00) | 80 | SY | \$ (2.70) | \$ (216.00) | 100.0% |
| Delete Maintenance of Traffic Services | \$ (16,100.00) | 1 | EA | \$ (16,100.00) | \$ (16,100.00) | 100.0% |
| | | | | | \$ - | #DIV/0! |
| Subtotal | \$ 2,280,956.68 | | | Subtotal | \$ 2,280,956.68 | 100.0% |

Potable Water Distribution System (Phase 1)

| | | | | | | |
|--|----------------|-------|----|---------------|----------------|--------|
| 12" DIP w/Casing (Pipe Jack) | \$ 67,452.99 | 141 | LF | \$ 478.39 | \$ 67,452.99 | 100.0% |
| 12" DIP Water Main | \$ 61,317.15 | 1,213 | LF | \$ 50.55 | \$ 61,317.15 | 100.0% |
| 12" Gate Valves | \$ 9,335.84 | 4 | EA | \$ 2,333.96 | \$ 9,335.84 | 100.0% |
| 8" DIP Water Main | \$ 155,278.40 | 4,535 | LF | \$ 34.24 | \$ 155,278.40 | 100.0% |
| 8" Gate Valves | \$ 21,893.04 | 18 | EA | \$ 1,216.28 | \$ 21,893.04 | 100.0% |
| 8" PVC DR-18 Water Main | \$ 37,968.48 | 2,068 | LF | \$ 18.36 | \$ 37,968.48 | 100.0% |
| Connect to Existing Water main | \$ 12,383.28 | 2 | EA | \$ 6,191.64 | \$ 12,383.28 | 100.0% |
| Fire Hydrant Assembly (Includes Gate Valve & Tee) | \$ 59,332.92 | 12 | EA | \$ 4,944.41 | \$ 59,332.92 | 100.0% |
| Miscellaneous Fittings | \$ 66,311.03 | 1 | LS | \$ 66,311.03 | \$ 66,311.03 | 100.0% |
| Temporary Blow-Off Assembly | \$ 10,316.58 | 6 | EA | \$ 1,719.43 | \$ 10,316.58 | 100.0% |
| Water Main Testing | \$ 5,459.56 | 1 | LS | \$ 5,459.56 | \$ 5,459.56 | 100.0% |
| Add FDC | \$ 47,042.20 | 5 | EA | \$ 9,408.44 | \$ 47,042.20 | 100.0% |
| Delete 8" DIP water main | \$ (39,439.60) | 344 | LF | \$ (114.65) | \$ (39,439.60) | 100.0% |
| Delete Temporary Blow-off Assembly | \$ (3,273.46) | 2 | EA | \$ (1,636.73) | \$ (3,273.46) | 100.0% |
| Delete 8" Gate Valve | \$ (2,288.28) | 2 | EA | \$ (1,144.14) | \$ (2,288.28) | 100.0% |
| Add 10" Gate Valves | \$ 5,567.62 | 2 | EA | \$ 2,783.81 | \$ 5,567.62 | 100.0% |
| Add 10" DIP water main | \$ 14,929.60 | 344 | LF | \$ 43.40 | \$ 14,929.60 | 100.0% |
| Add 12"x12" wet tap/connect to existing water main | \$ 9,164.28 | 1 | EA | \$ 9,164.28 | \$ 9,164.28 | 100.0% |
| Delete 8" DIP water main | \$ 27,661.04 | 344 | LF | \$ 80.41 | \$ 27,661.04 | 100.0% |
| Delete Temporary Blow-off Assembly | \$ (165.40) | 2 | EA | \$ (82.70) | \$ (165.40) | 100.0% |
| Delete 8" Gate Valve | \$ (144.28) | 2 | EA | \$ (72.14) | \$ (144.28) | 100.0% |
| Delete 12" DIP w/20" casing (pipe jack) | \$ (67,452.99) | 141 | LF | \$ (478.39) | \$ (67,452.99) | 100.0% |
| Add 12" DIP w/24" casing (pipe jack) | \$ 83,047.59 | 141 | LF | \$ 588.99 | \$ 83,047.59 | 100.0% |
| 4" PVC (DR-18) | \$ 3,720.60 | 390 | LF | \$ 9.54 | \$ 3,720.60 | 100.0% |
| 6" DIP | \$ 3,211.80 | 101 | LF | \$ 31.80 | \$ 3,211.80 | 100.0% |
| 6" PVC (DR-14) | \$ 1,790.88 | 112 | LF | \$ 15.99 | \$ 1,790.88 | 100.0% |
| Pressure Testing | \$ 885.22 | 1 | LS | \$ 885.22 | \$ 885.22 | 100.0% |

TABLE 1
Storey Drive Community Development District
Phase 1 & 2
Summary of Costs for Requisition
April 14, 2023

| DESCRIPTION | CONTRACT AMOUNT | REQ. QTY | UNIT | UNIT COST | REQUISITION AMOUNT | REQ #1 % |
|--|----------------------|----------|------|-----------------|----------------------|---------------|
| Valves and Fittings | \$ 5,018.64 | 1 | LS | \$ 5,018.64 | \$ 5,018.64 | 100.0% |
| Subtotal | \$ 596,324.73 | | | Subtotal | \$ 596,324.73 | 100.0% |
| Wastewater System (Phase 1) | | | | | | |
| 8" PVC Pipe | \$ 47,638.80 | 2,970 | LF | \$ 16.04 | \$ 47,638.80 | 100.0% |
| 10" PVC Pipe | \$ 15,347.00 | 745 | LF | \$ 20.60 | \$ 15,347.00 | 100.0% |
| 12" PVC Pipe | \$ 32,595.12 | 1,224 | LF | \$ 26.63 | \$ 32,595.12 | 100.0% |
| 15" PVC Pipe | \$ 1,915.05 | 51 | LF | \$ 37.55 | \$ 1,915.05 | 100.0% |
| Dewatering for Sanitary | \$ 49,026.47 | 1 | LS | \$ 49,026.47 | \$ 49,026.47 | 100.0% |
| Sanitary line testing | \$ 29,012.77 | 1 | LS | \$ 29,012.77 | \$ 29,012.77 | 100.0% |
| Sanitary Manhole | \$ 147,946.77 | 27 | EA | \$ 5,479.51 | \$ 147,946.77 | 100.0% |
| 2" Lift Station Service w/BFP | \$ 2,258.75 | 1 | EA | \$ 2,258.75 | \$ 2,258.75 | 100.0% |
| Lift Station Assembly & Compound | \$ 323,156.08 | 1 | LS | \$ 255,844.33 | \$ 255,844.33 | 79.2% |
| Lift Station Dewatering | \$ 13,812.60 | 1 | LS | \$ 13,812.60 | \$ 13,812.60 | 100.0% |
| 12" PVC Pipe | \$ 37,115.82 | 1,134 | LF | \$ 32.73 | \$ 37,115.82 | 100.0% |
| Forcemain Fittings | \$ 18,304.28 | 1 | LS | \$ 18,304.28 | \$ 18,304.28 | 100.0% |
| Forcemain Testing | \$ 2,011.22 | 1 | LS | \$ 2,011.22 | \$ 2,011.22 | 100.0% |
| Delete 12" PVC Pipe | \$ (35,184.75) | 1,075 | LF | \$ (32.73) | \$ (35,184.75) | 100.0% |
| Add 8" PVC pipe | \$ 31,605.00 | 1,075 | LF | \$ 29.40 | \$ 31,605.00 | 100.0% |
| Add 6" PVC pipe (DR-14) | \$ 15,645.30 | 605 | LF | \$ 25.86 | \$ 15,645.30 | 100.0% |
| Delete 8" PVC | \$ (2,940.00) | 100 | LF | \$ (29.40) | \$ (2,940.00) | 100.0% |
| Delete 6" PVC labor | \$ (4,611.75) | 645 | LF | \$ (7.15) | \$ (4,611.75) | 100.0% |
| Delete 8" PVC labor | \$ (154.35) | 21 | LF | \$ (7.35) | \$ (154.35) | 100.0% |
| Delete connect to existing sanitary manhole | \$ (17,267.67) | 1 | EA | \$ (17,267.67) | \$ (17,267.67) | 100.0% |
| Delete 8" PVC pipe | \$ (2,940.00) | 100 | LF | \$ (29.40) | \$ (2,940.00) | 100.0% |
| Delete 12" HDPE DR-11 directional drill | \$ (464,612.61) | 3,409 | LF | \$ (136.29) | \$ (464,612.61) | 100.0% |
| Add Manhole | \$ 41,997.90 | 1 | EA | \$ 41,997.90 | \$ 41,997.90 | 100.0% |
| Add Connect to existing pipe | \$ 2,488.52 | 2 | EA | \$ 1,244.26 | \$ 2,488.52 | 100.0% |
| Add dewatering (S-1 install) | \$ 12,980.40 | 120 | LF | \$ 108.17 | \$ 12,980.40 | 100.0% |
| Add Bypass pump for forcemain (S-1 install) | \$ 75,708.48 | 12 | DAY | \$ 6,309.04 | \$ 75,708.48 | 100.0% |
| Add Build a Box | \$ 4,839.69 | 1 | EA | \$ 4,839.69 | \$ 4,839.69 | 100.0% |
| Add CIP liner (#F32070014-#F32070013) | \$ 71,538.46 | 1 | LS | \$ 71,538.46 | \$ 71,538.46 | 100.0% |
| Add 8" PVC pipe | \$ 19,923.20 | 320 | LF | \$ 62.26 | \$ 19,923.20 | 100.0% |
| Add 8" plug valve (in lieu of 12") | \$ 9,185.52 | 4 | EA | \$ 2,296.38 | \$ 9,185.52 | 100.0% |
| Add 12" HDPE DR-11 directional drill | \$ 378,739.90 | 3,409 | LF | \$ 111.10 | \$ 378,739.90 | 100.0% |
| Add Air Release Valve & Vault | \$ 57,033.60 | 4 | EA | \$ 14,258.40 | \$ 57,033.60 | 100.0% |
| Add Connect to Existing bore | \$ 26,859.88 | 4 | EA | \$ 6,714.97 | \$ 26,859.88 | 100.0% |
| Add 1" PVC Sch 40 | \$ 559.00 | 50 | LF | \$ 11.18 | \$ 559.00 | 100.0% |
| Add connect to existing sanitary manhole | \$ 17,267.67 | 1 | EA | \$ 17,267.67 | \$ 17,267.67 | 100.0% |
| Add 8" PVC pipe | \$ 2,940.00 | 100 | LF | \$ 29.40 | \$ 2,940.00 | 100.0% |
| Add 12" HDPE DR-11 directional drill | \$ 464,612.61 | 3,409 | LF | \$ 136.29 | \$ 464,612.61 | 100.0% |
| Add 1" asphalt, type S-1 | \$ 3,153.14 | 1 | LS | \$ 3,153.14 | \$ 3,153.14 | 100.0% |
| Delete manhole | \$ (41,997.90) | 1 | EA | \$ (41,997.90) | \$ (41,997.90) | 100.0% |
| Delete connect to existing pipe | \$ (2,488.52) | 2 | EA | \$ (1,244.26) | \$ (2,488.52) | 100.0% |
| Delete dewatering (S-1 install) | \$ (12,980.40) | 120 | LF | \$ (108.17) | \$ (12,980.40) | 100.0% |
| Delete bypass pump for forcemain (S-1 install) | \$ (75,708.48) | 12 | DAY | \$ (6,309.04) | \$ (75,708.48) | 100.0% |
| Delete build a box | \$ (4,839.69) | 1 | EA | \$ (4,839.69) | \$ (4,839.69) | 100.0% |
| Delete CIP liner (#F32070014-#F32070013) | \$ (71,538.46) | 1 | LS | \$ (71,538.46) | \$ (71,538.46) | 100.0% |
| Delete 8" PVC pipe | \$ (19,923.20) | 320 | LF | \$ (62.26) | \$ (19,923.20) | 100.0% |

TABLE 1
Storey Drive Community Development District
Phase 1 & 2
Summary of Costs for Requisition
April 14, 2023

| DESCRIPTION | CONTRACT AMOUNT | REQ. QTY | UNIT | UNIT COST | REQUISITION AMOUNT | REQ #1 % |
|--|----------------------|----------|------|-----------------|----------------------|--------------|
| Delete 8" plug valve (in lieu of 12") | \$ (9,185.52) | 4 | EA | \$ (2,296.38) | \$ (9,185.52) | 100.0% |
| Delete 12" HDPE DR-11 directional drill | \$ (378,739.90) | 3,409 | LF | \$ (111.10) | \$ (378,739.90) | 100.0% |
| Delete Air Release Valve & Vault | \$ (57,033.60) | 4 | EA | \$ (14,258.40) | \$ (57,033.60) | 100.0% |
| Delete connect to existing bore | \$ (26,859.88) | 4 | EA | \$ (6,714.97) | \$ (26,859.88) | 100.0% |
| Subtotal | \$ 728,212.32 | | | Subtotal | \$ 660,900.57 | 90.8% |
| Stormwater System (Phase 1) | | | | | | |
| 15" Class III RCP | \$ 35,939.70 | 1,377 | LF | \$ 26.10 | \$ 35,939.70 | 100.0% |
| 18" Class III RCP | \$ 31,723.16 | 938 | LF | \$ 33.82 | \$ 31,723.16 | 100.0% |
| 24" Class III RCP | \$ 28,464.96 | 597 | LF | \$ 47.68 | \$ 28,464.96 | 100.0% |
| 30" Class III RCP | \$ 79,986.87 | 1,173 | LF | \$ 68.19 | \$ 79,986.87 | 100.0% |
| 36" Class III RCP | \$ 100,912.42 | 1,121 | LF | \$ 90.02 | \$ 100,912.42 | 100.0% |
| 42" Class III RCP | \$ 92,046.64 | 779 | LF | \$ 118.16 | \$ 92,046.64 | 100.0% |
| 48" Class III RCP | \$ 10,164.70 | 65 | LF | \$ 156.38 | \$ 10,164.70 | 100.0% |
| 6" PVC | \$ 19,077.66 | 2,058 | LF | \$ 9.27 | \$ 19,077.66 | 100.0% |
| 8" PVC | \$ 1,201.48 | 98 | LF | \$ 12.26 | \$ 1,201.48 | 100.0% |
| 10" PVC | \$ 231.42 | 14 | LF | \$ 16.53 | \$ 231.42 | 100.0% |
| Dewatering for storm | \$ 59,440.91 | 1 | LS | \$ 59,440.91 | \$ 59,440.91 | 100.0% |
| Storm Manhole | \$ 78,322.32 | 18 | EA | \$ 4,351.24 | \$ 78,322.32 | 100.0% |
| Type "F" Inlet | \$ 37,943.00 | 10 | EA | \$ 3,794.30 | \$ 37,943.00 | 100.0% |
| Type 1 Curb Inlet | \$ 25,388.48 | 4 | EA | \$ 6,347.12 | \$ 25,388.48 | 100.0% |
| Type 2 Curb Inlet | \$ 6,629.18 | 1 | EA | \$ 6,629.18 | \$ 6,629.18 | 100.0% |
| Type 4 Curb Inlet | \$ 113,869.12 | 16 | EA | \$ 7,116.82 | \$ 113,869.12 | 100.0% |
| Type 'C' Inlet | \$ 6,875.67 | 3 | EA | \$ 2,291.89 | \$ 6,875.67 | 100.0% |
| Type 'D' Inlet | \$ 5,468.22 | 1 | EA | \$ 5,468.22 | \$ 5,468.22 | 100.0% |
| Add crew to reset structures 2-13 & 2-14 | \$ 7,065.56 | 2 | DAY | \$ 3,532.78 | \$ 7,065.56 | 100.0% |
| Add crew to reset structures 2-5 & 2-7 | \$ 7,065.56 | 2 | DAY | \$ 3,532.78 | \$ 7,065.56 | 100.0% |
| 90" CMP Culvert | \$ 146,291.34 | 274 | LF | \$ 533.91 | \$ 146,291.34 | 100.0% |
| Storm dewatering | \$ 17,093.56 | 1 | LS | \$ 17,093.56 | \$ 17,093.56 | 100.0% |
| 42" Concrete Barrier Wall w/Pedestrian Railing | \$ 92,531.40 | 260 | LF | \$ 355.89 | \$ 92,531.40 | 100.0% |
| Concrete Headwall (Roadway Crossing) | \$ 215,067.56 | 2 | EA | \$ 107,533.78 | \$ 215,067.56 | 100.0% |
| Concrete Headwall (Sidewalk Crossing) | \$ 168,866.88 | 2 | EA | \$ 84,433.44 | \$ 168,866.88 | 100.0% |
| 15" Class III RCP | \$ 3,035.72 | 116 | LF | \$ 26.17 | \$ 3,035.72 | 100.0% |
| 18" Class III RCP | \$ 3,123.01 | 89 | LF | \$ 35.09 | \$ 3,123.01 | 100.0% |
| 24" Class III RCP | \$ 58,972.45 | 1,255 | LF | \$ 46.99 | \$ 58,972.45 | 100.0% |
| 30" Class III RCP | \$ 16,860.90 | 245 | LF | \$ 68.82 | \$ 16,860.90 | 100.0% |
| 36" Class III RCP | \$ 64,412.20 | 727 | LF | \$ 88.60 | \$ 64,412.20 | 100.0% |
| 42" Class III RCP | \$ 36,807.75 | 315 | LF | \$ 116.85 | \$ 36,807.75 | 100.0% |
| 48" Class III RCP | \$ 10,150.40 | 64 | LF | \$ 158.60 | \$ 10,150.40 | 100.0% |
| 54" Class III RCP | \$ 50,726.12 | 281 | LF | \$ 180.52 | \$ 50,726.12 | 100.0% |
| 60" Class III RCP | \$ 12,103.00 | 50 | LF | \$ 242.06 | \$ 12,103.00 | 100.0% |
| Dewatering | \$ 30,869.97 | 1 | LS | \$ 30,869.97 | \$ 30,869.97 | 100.0% |
| Cleaning and Inspection | \$ 8,829.02 | 3,142 | LF | \$ 2.81 | \$ 8,829.02 | 100.0% |
| FDOT Type "2" Curb Inlet | \$ 6,611.40 | 1 | EA | \$ 6,611.40 | \$ 6,611.40 | 100.0% |
| FDOT Type "4" Curb Inlet | \$ 20,880.42 | 2 | EA | \$ 10,440.21 | \$ 20,880.42 | 100.0% |
| RCP MES: 15" | \$ 1,800.14 | 2 | EA | \$ 900.07 | \$ 1,800.14 | 100.0% |
| RCP MES: 18" | \$ 1,018.74 | 1 | EA | \$ 1,018.74 | \$ 1,018.74 | 100.0% |
| RCP MES: 24" | \$ 6,828.30 | 5 | EA | \$ 1,365.66 | \$ 6,828.30 | 100.0% |
| RCP MES: 30" | \$ 4,838.44 | 2 | EA | \$ 2,419.22 | \$ 4,838.44 | 100.0% |

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 Phase 1 & 2
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 April 14, 2023

| DESCRIPTION | CONTRACT AMOUNT | REQ. QTY | UNIT | UNIT COST | REQUISITION AMOUNT | REQ #1 % |
|------------------------------|------------------------|----------|------|-----------------|------------------------|---------------|
| RCP MES: 36" | \$ 14,912.20 | 5 | EA | \$ 2,982.44 | \$ 14,912.20 | 100.0% |
| RCP MES: 42" | \$ 13,852.64 | 4 | EA | \$ 3,463.16 | \$ 13,852.64 | 100.0% |
| RCP MES: 48" | \$ 4,196.97 | 1 | EA | \$ 4,196.97 | \$ 4,196.97 | 100.0% |
| RCP MES: 54" | \$ 13,404.36 | 2 | EA | \$ 6,702.18 | \$ 13,404.36 | 100.0% |
| RCP MES: 60" | \$ 9,818.51 | 1 | EA | \$ 9,818.51 | \$ 9,818.51 | 100.0% |
| Type "C" Inlet | \$ 4,324.04 | 2 | EA | \$ 2,162.02 | \$ 4,324.04 | 100.0% |
| Type "D" Control Structure | \$ 14,078.40 | 2 | EA | \$ 7,039.20 | \$ 14,078.40 | 100.0% |
| Type "H" Control Structure | \$ 24,350.88 | 3 | EA | \$ 8,116.96 | \$ 24,350.88 | 100.0% |
| Type "J" Manhole | \$ 23,193.50 | 5 | EA | \$ 4,638.70 | \$ 23,193.50 | 100.0% |
| Type "J" Manhole w/grate top | \$ 5,155.69 | 1 | EA | \$ 5,155.69 | \$ 5,155.69 | 100.0% |
| Type "P" Manhole | \$ 19,627.51 | 7 | EA | \$ 2,803.93 | \$ 19,627.51 | 100.0% |
| Type "P" Manhole w/grate top | \$ 9,873.24 | 3 | EA | \$ 3,291.08 | \$ 9,873.24 | 100.0% |
| Delete type "J" Manholes | \$ (4,638.70) | 1 | EA | \$ (4,638.70) | \$ (4,638.70) | 100.0% |
| Add type "J" Manholes | \$ 7,695.20 | 1 | EA | \$ 7,695.20 | \$ 7,695.20 | 100.0% |
| Subtotal | \$ 1,885,380.19 | | | Subtotal | \$ 1,885,380.19 | 100.0% |

Electrical Undergrounding (Phase 1)

| | | | | | | |
|--------------------------------|------------------------|--------|----|-----------------|------------------------|---------------|
| Add 3" Power Conduit Sleeves | \$ 4,596.00 | 240 | LF | \$ 19.15 | \$ 4,596.00 | 100.0% |
| Add 2 inch Sch 40 PVC | \$ 8,900.00 | 1,000 | LF | \$ 8.90 | \$ 8,900.00 | 100.0% |
| Add 3 inch Sch 40 PVC | \$ 301,392.00 | 25,200 | LF | \$ 11.96 | \$ 301,392.00 | 100.0% |
| Add 6 inch Sch 40 PVC | \$ 404,800.00 | 20,000 | LF | \$ 20.24 | \$ 404,800.00 | 100.0% |
| Add 3 Phase Transformer pads | \$ 17,312.50 | 5 | EA | \$ 3,462.50 | \$ 17,312.50 | 100.0% |
| Add 5'x7' pull box | \$ 48,187.50 | 3 | EA | \$ 16,062.50 | \$ 48,187.50 | 100.0% |
| Add 6" x 15" manhole | \$ 114,687.48 | 3 | EA | \$ 38,229.16 | \$ 114,687.48 | 100.0% |
| Add 6-10" x 7-7" PME | \$ 18,570.00 | 2 | EA | \$ 9,285.00 | \$ 18,570.00 | 100.0% |
| Add Secondary Junction box | \$ 23,481.30 | 15 | EA | \$ 1,565.42 | \$ 23,481.30 | 100.0% |
| Add 2 inch Sch 40 PVC | \$ 2,460.00 | 1,000 | LF | \$ 2.46 | \$ 2,460.00 | 100.0% |
| Add 3 inch Sch 40 PVC | \$ 83,160.00 | 25,200 | LF | \$ 3.30 | \$ 83,160.00 | 100.0% |
| Add 6 inch Sch 40 PVC | \$ 49,000.00 | 20,000 | LF | \$ 2.45 | \$ 49,000.00 | 100.0% |
| Add riser | \$ 4,525.52 | 2 | EA | \$ 2,262.76 | \$ 4,525.52 | 100.0% |
| Add 2" PVC Sch 40 | \$ 96,390.00 | 7,000 | LF | \$ 13.77 | \$ 96,390.00 | 100.0% |
| Add streetlight junction boxes | \$ 82,791.00 | 100 | EA | \$ 827.91 | \$ 82,791.00 | 100.0% |
| Add secondary junction boxes | \$ 4,221.04 | 4 | EA | \$ 1,055.26 | \$ 4,221.04 | 100.0% |
| Subtotal | \$ 1,264,474.34 | | | Subtotal | \$ 1,264,474.34 | 100.0% |

| | |
|---|------------------------|
| Phase 1 Total | \$ 6,648,009.55 |
| Phase 1 Retainage Reduction (5%) | \$ 332,400.48 |
| Phase 1 Grand Total | \$ 6,315,609.07 |

TABLE 1
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Phase 1 & 2
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April 14, 2023

| DESCRIPTION | CONTRACT AMOUNT | REQ. QTY | UNIT | UNIT COST | REQUISITION AMOUNT | REQ #1 % |
|--|------------------------|----------|------|-----------------|------------------------|---------------|
| Roadway (Phase 2) | | | | | | |
| 6" Limerock Base (LBR 100) | \$ 274,551.00 | 26,450 | SY | \$ 10.38 | \$ 274,551.00 | 100.0% |
| 10" Limerock Base (LBR 100) | \$ 2,550.00 | 150 | SY | \$ 17.00 | \$ 2,550.00 | 100.0% |
| 1.5" Asphalt, Type SP-9.5 (1 Lift) | \$ 348,611.00 | 26,450 | SY | \$ 13.18 | \$ 348,611.00 | 100.0% |
| 12" Stabilized Subgrade (LBR 40) | \$ 138,813.75 | 30,375 | SY | \$ 4.57 | \$ 138,813.75 | 100.0% |
| 2.5" Asphalt, Type SP-12.5 (1 Lift) | \$ 3,849.00 | 150 | SY | \$ 25.66 | \$ 3,849.00 | 100.0% |
| 4" Sidewalk (unreinforced) | \$ 19,532.10 | 4,970 | SF | \$ 3.93 | \$ 19,532.10 | 100.0% |
| 4" Sidwalk 7' w/ Thickened Edge | \$ 329,323.75 | 53,375 | SF | \$ 6.17 | \$ 329,323.75 | 100.0% |
| Handicap Reamps with Truncated Domes | \$ 77,663.59 | 43 | EA | \$ 1,806.13 | \$ 77,663.59 | 100.0% |
| Maintenance of Traffic Services | \$ 5,645.17 | 1 | LS | \$ 5,645.17 | \$ 5,645.17 | 100.0% |
| Miami Curb | \$ 64,269.00 | 4,825 | LF | \$ 13.32 | \$ 64,269.00 | 100.0% |
| Type "D" Curb | \$ 38,698.00 | 2,200 | LF | \$ 17.59 | \$ 38,698.00 | 100.0% |
| Type "F" Curb and Gutter | \$ 73,612.50 | 4,530 | LF | \$ 16.25 | \$ 73,612.50 | 100.0% |
| Striping and signage | \$ 52,691.16 | 1 | LS | \$ 52,691.16 | \$ 52,691.16 | 100.0% |
| Sod (Common & Disturbed Areas) | \$ 27,756.00 | 10,800 | SY | \$ 2.57 | \$ 27,756.00 | 100.0% |
| Subtotal | \$ 1,457,566.02 | | | Subtotal | \$ 1,457,566.02 | 100.0% |
| Potable Water Distribution System (Phase 2) | | | | | | |
| 4" PVC (DR-18) | \$ 4,486.71 | 347 | LF | \$ 12.93 | \$ 4,486.71 | 100.0% |
| 8" DIP | \$ 126,013.50 | 3,075 | LF | \$ 40.98 | \$ 126,013.50 | 100.0% |
| 8" Gate Valves | \$ 2,979.90 | 2 | EA | \$ 1,489.95 | \$ 2,979.90 | 100.0% |
| Connect to Existing Water Main w/Temp jump | \$ 6,451.49 | 1 | LS | \$ 6,451.49 | \$ 6,451.49 | 100.0% |
| Fire Hydrant Assembly Connect to Existing Line | \$ 45,156.66 | 6 | EA | \$ 7,526.11 | \$ 45,156.66 | 100.0% |
| Fire Hydrant Assembly (Includes Gate Valve & Tee) | \$ 38,948.49 | 7 | EA | \$ 5,564.07 | \$ 38,948.49 | 100.0% |
| 8"x4" Wet Tap Connect to Existing Line | \$ 120,175.65 | 21 | EA | \$ 5,722.65 | \$ 120,175.65 | 100.0% |
| Miscellaneous Fittings | \$ 35,045.37 | 1 | LS | \$ 35,045.37 | \$ 35,045.37 | 100.0% |
| Water Main Testing | \$ 2,826.98 | 3,406 | LF | \$ 0.83 | \$ 2,826.98 | 100.0% |
| 4" PVC (DR-14) | \$ 18,849.60 | 1,320 | LF | \$ 14.28 | \$ 18,849.60 | 100.0% |
| 8" PVC | \$ 3,235.51 | 1 | EA | \$ 3,235.51 | \$ 3,235.51 | 100.0% |
| FDC | \$ 17,242.10 | 10 | EA | \$ 1,724.21 | \$ 17,242.10 | 100.0% |
| Valves and Fittings | \$ 28,927.46 | 1 | LS | \$ 28,927.46 | \$ 28,927.46 | 100.0% |
| Pressure Testing | \$ 904.69 | 1 | LS | \$ 904.69 | \$ 904.69 | 100.0% |
| Delete 4" PVC (DR-14) | \$ (18,849.60) | 1,320 | LF | \$ (14.28) | \$ (18,849.60) | 100.0% |
| Delete Fittings & restraints | \$ (22,174.41) | 1 | EA | \$ (22,174.41) | \$ (22,174.41) | 100.0% |
| Delete FDC | \$ (17,242.10) | 10 | EA | \$ (1,724.21) | \$ (17,242.10) | 100.0% |
| Delete 8"x 4" wet tap to connect to existing line | \$ (28,613.25) | 5 | EA | \$ (5,722.65) | \$ (28,613.25) | 100.0% |
| Add 6" PVC (DR-14) | \$ 70,347.96 | 2,458 | LF | \$ 28.62 | \$ 70,347.96 | 100.0% |
| Add double detector backflow | \$ 78,379.55 | 5 | EA | \$ 15,675.91 | \$ 78,379.55 | 100.0% |
| Add fittings & restraints | \$ 53,704.55 | 1 | EA | \$ 53,704.55 | \$ 53,704.55 | 100.0% |
| Add 6" FDC | \$ 30,227.80 | 10 | EA | \$ 3,022.78 | \$ 30,227.80 | 100.0% |
| Add 8" x 6" wet tap | \$ 37,069.50 | 5 | EA | \$ 7,413.90 | \$ 37,069.50 | 100.0% |
| Add Manhole (MH7) | \$ 12,504.00 | 1 | EA | \$ 12,504.00 | \$ 12,504.00 | 100.0% |
| Add 10" PVC (MH7 - MH6) | \$ 3,377.32 | 23 | LF | \$ 146.84 | \$ 3,377.32 | 100.0% |
| Add Core Drill Structures (6a) | \$ 2,011.84 | 1 | LS | \$ 2,011.84 | \$ 2,011.84 | 100.0% |
| Add TV Video | \$ 52.90 | 23 | LF | \$ 2.30 | \$ 52.90 | 100.0% |
| Add Air Test | \$ 1,258.76 | 1 | LS | \$ 1,258.76 | \$ 1,258.76 | 100.0% |
| Add dewater/ well pointing | \$ 290.72 | 23 | LF | \$ 12.64 | \$ 290.72 | 100.0% |
| Subtotal | \$ 653,589.65 | | | Subtotal | \$ 653,589.65 | 100.0% |

TABLE 1
 Storey Drive Community Development District
 Phase 1 & 2
 Summary of Costs for Requisition
 April 14, 2023

| DESCRIPTION | CONTRACT AMOUNT | REQ. QTY | UNIT | UNIT COST | REQUISITION AMOUNT | REQ #1 % |
|--|------------------------|----------|------|-----------------|------------------------|---------------|
| Stormwater System (Phase 2) | | | | | | |
| 15" Class III RCP | \$ 34,358.31 | 1,113 | LF | \$ 30.87 | \$ 34,358.31 | 100.0% |
| 18" Class III RCP | \$ 4,761.66 | 122 | LF | \$ 39.03 | \$ 4,761.66 | 100.0% |
| 24" Class III RCP | \$ 36,992.76 | 658 | LF | \$ 56.22 | \$ 36,992.76 | 100.0% |
| 30" Class III RCP | \$ 52,024.98 | 679 | LF | \$ 76.62 | \$ 52,024.98 | 100.0% |
| 36" Class III RCP | \$ 41,602.86 | 414 | LF | \$ 100.49 | \$ 41,602.86 | 100.0% |
| 48" Class III RCP | \$ 49,345.28 | 304 | LF | \$ 162.32 | \$ 49,345.28 | 100.0% |
| Cleanout Assembly | \$ 28,365.52 | 136 | EA | \$ 208.57 | \$ 28,365.52 | 100.0% |
| Cleaning and Inspection | \$ 9,604.92 | 3,406 | LF | \$ 2.82 | \$ 9,604.92 | 100.0% |
| Dewatering | \$ 33,583.16 | 3,406 | LF | \$ 9.86 | \$ 33,583.16 | 100.0% |
| Connect to existing | \$ 37,701.66 | 6 | EA | \$ 6,283.61 | \$ 37,701.66 | 100.0% |
| 8" PVC (SDR-35) Storm Pipe | \$ 5,089.14 | 294 | LF | \$ 17.31 | \$ 5,089.14 | 100.0% |
| 6" PVC (SDR-35) Storm Pipe | \$ 43,485.68 | 3,752 | LF | \$ 11.59 | \$ 43,485.68 | 100.0% |
| FDOT Type "J-4" Curb Inlet | \$ 53,607.36 | 6 | EA | \$ 8,934.56 | \$ 53,607.36 | 100.0% |
| FDOT Type "P-4" Curb Inlet | \$ 51,478.00 | 8 | EA | \$ 6,434.75 | \$ 51,478.00 | 100.0% |
| Type "F" Inlet | \$ 30,504.18 | 7 | EA | \$ 4,357.74 | \$ 30,504.18 | 100.0% |
| Type "J" Manhole | \$ 28,429.96 | 4 | EA | \$ 7,107.49 | \$ 28,429.96 | 100.0% |
| Type "P" Manhole | \$ 7,142.06 | 2 | EA | \$ 3,571.03 | \$ 7,142.06 | 100.0% |
| Type "C" Inlet | \$ 26,646.75 | 9 | EA | \$ 2,960.75 | \$ 26,646.75 | 100.0% |
| Type "D" Inlet | \$ 4,580.70 | 1 | EA | \$ 4,580.70 | \$ 4,580.70 | 100.0% |
| 30" Class III RCP | \$ 8,841.52 | 116 | LF | \$ 76.22 | \$ 8,841.52 | 100.0% |
| 90" CMP Culvert w/rip rap | \$ 145,567.50 | 150 | LF | \$ 970.45 | \$ 145,567.50 | 100.0% |
| FDOT Type "P-4" Curb Inlet | \$ 26,927.80 | 4 | EA | \$ 6,731.95 | \$ 26,927.80 | 100.0% |
| Type "C" Inlet (6-8' cut) | \$ 7,620.50 | 2 | EA | \$ 3,810.25 | \$ 7,620.50 | 100.0% |
| Type "C" Inlet (8-10' cut) | \$ 9,065.16 | 2 | EA | \$ 4,532.58 | \$ 9,065.16 | 100.0% |
| Delete FDOT type "P-4" curb inlet (1-7)(1-11)(1-10)(1-6)(labor) | \$ (3,058.00) | 4 | EA | \$ (764.50) | \$ (3,058.00) | 100.0% |
| Delete Type "C" inlet (1-5)(1-8)(labor) | \$ (1,223.20) | 2 | EA | \$ (611.60) | \$ (1,223.20) | 100.0% |
| Delete Type "C" inlet (1-9)(1-12)(labor) | \$ (1,529.00) | 2 | EA | \$ (764.50) | \$ (1,529.00) | 100.0% |
| Delete 30" RCP (labor) | \$ (1,308.30) | 89 | LF | \$ (14.70) | \$ (1,308.30) | 100.0% |
| Add type "P" Curb inlets (1-6)(removed throat & top since onsite will work) | \$ 4,572.46 | 1 | EA | \$ 4,572.46 | \$ 4,572.46 | 100.0% |
| Add type "J" Curb inlets (1-7)(removed throat & top since onsite will work) | \$ 8,362.00 | 1 | EA | \$ 8,362.00 | \$ 8,362.00 | 100.0% |
| Add type "P" Curb inlets (1-10)(removed throat & top since onsite will work) | \$ 5,255.36 | 1 | EA | \$ 5,255.36 | \$ 5,255.36 | 100.0% |
| Add type "J" Curb inlets (1-11)(removed throat & top since onsite will work) | \$ 9,316.47 | 1 | EA | \$ 9,316.47 | \$ 9,316.47 | 100.0% |
| Add type "E" Inlets (1-5)(1-9) | \$ 11,678.16 | 2 | EA | \$ 5,839.08 | \$ 11,678.16 | 100.0% |
| Add type "J" Manholes (1-13) | \$ 9,979.43 | 1 | EA | \$ 9,979.43 | \$ 9,979.43 | 100.0% |
| Add type "J" Manholes (1-14) | \$ 10,939.11 | 1 | EA | \$ 10,939.11 | \$ 10,939.11 | 100.0% |
| Add core drill Structures (1-1) | \$ 2,011.84 | 1 | EA | \$ 2,011.84 | \$ 2,011.84 | 100.0% |
| Add 15" RCP | \$ 1,529.70 | 30 | LF | \$ 50.99 | \$ 1,529.70 | 100.0% |
| Add 15" RCP (8-10') | \$ 1,588.75 | 31 | LF | \$ 51.25 | \$ 1,588.75 | 100.0% |
| Add 36" RCP | \$ 60,851.64 | 349 | LF | \$ 174.36 | \$ 60,851.64 | 100.0% |
| Add 42" RCP | \$ 130,090.29 | 561 | LF | \$ 231.89 | \$ 130,090.29 | 100.0% |
| Add Haul off Structures | \$ 2,850.94 | 1 | LS | \$ 2,850.94 | \$ 2,850.94 | 100.0% |
| Add cleaning & inspection | \$ 2,874.16 | 971 | LF | \$ 2.96 | \$ 2,874.16 | 100.0% |
| Add dewater/well pointing | \$ 12,273.44 | 971 | LF | \$ 12.64 | \$ 12,273.44 | 100.0% |
| Subtotal | \$ 1,044,382.67 | | | Subtotal | \$ 1,044,382.67 | 100.0% |

TABLE 1
 Storey Drive Community Development District
 Phase 1 & 2
 Summary of Costs for Requisition
 April 14, 2023

| DESCRIPTION | CONTRACT AMOUNT | REQ. QTY | UNIT | UNIT COST | REQUISITION AMOUNT | REQ #1 % |
|-------------|-------------------------------------|-------------|------|--------------|-----------------------|--------------|
| | | | | | \$ | 3,155,538.34 |
| | Phase 2 Total | | | | | |
| | Phase 2 Retainage Reduction (5.05%) | | | | \$ | 159,656.07 |
| | Phase 2 Grand Total | | | | \$ | 2,995,882.27 |
| | | | | | | |
| | TOTAL (Phase 1 & 2) | | | | \$ | 9,803,547.89 |
| | RETAINAGE REDUCTION (Phase 1 & 2) | | | | \$ | 492,056.54 |
| | GRAND TOTAL (Phase 1 & 2) | | | | \$ | 9,311,491.35 |

SECTION VI

SECTION A

SECTION 1



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

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To: CDD Board of Supervisors
From: District Counsel (Jan Albanese Carpenter, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)
Regarding: Annual Reminder on Florida Laws for Public Officials
Date: April 2024

I. Code of Ethics Reminders

a. "GIFTS LAW"

-BENEFIT TO YOU: public officials are prohibited from accepting or asking for anything of value based upon an understanding that such thing will influence the official's vote, official action or judgment. Section 112.313(2), *Florida Statutes*.

-BENEFIT TO SPOUSE/MINOR CHILDREN: a public official, their spouse and minor children are prohibited from accepting anything of value when the public official knows, or under the circumstances should know, that it was given to influence a vote or other official action of the public official. Section 112.313(4), *Florida Statutes*.

-DISCLOSURE DUTY: a public official must disclose gifts with a value of more than \$100 to the Commission on Ethics (on Form 9) unless the gift is from a relative or unless the public official pays the donor an amount to reduce the value of the gift to \$100 or less within 90 days of receiving the gift. Section 112.3148(8)(a), *Florida Statutes*.

b. MISUSE OF PUBLIC POSITION

-No public official shall corruptly¹ use or attempt to use his/her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit or exemption for himself/herself, or others. Section 112.313(6), *Florida Statutes*.

-Recent examples: (1) Florida Commission on Ethics found probable cause to believe that a CDD Supervisor misused her public position by using her official CDD email account to send an email

¹ "Corruptly" "means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties." See Section 112.312(9), *Florida Statutes*.

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endorsing her preferred candidates for the upcoming homeowners association election; and (2) Florida Commission on Ethics opined that use of City business cards by City Commissioners and a City Mayor for private promotion or gain creates a prohibited conflict of interest under Section 112.313(6), *Florida Statutes*.

c. VOTING CONFLICTS

-A public officer must **not** vote on any measure which would (1) **result in his/her special private gain or loss**; or (2) which the officer knows would result in a special private gain or loss to:

- i. a principal² by whom the officer is retained³;
- ii. a parent organization or subsidiary of a corporate principal by whom the officer is retained;
- iii. a relative (parents, children, spouse, sibling, mother/father-in-law, son/daughter-in-law); and
- iv. a business associate (pursuing common commercial/business pursuit for profit and such pursuit is current and ongoing). Example: business partner.

-If you have a voting conflict you should: (1) consult with your CDD's counsel and/or your CDD's District Manager; (2) disclose your conflict⁴; and (3) submit the Commission on Ethics Form 8B within 15 days after the vote occurs to your District Manager so that the form can be incorporated into the minutes.

II. Quorum & Sunshine Law Reminders

a. QUORUM

-A majority of the Board of Supervisors must be physically present in order for the Board to take any official action.

-Participation by telephone: Participation by physical presence at Board meetings is expected under the Sunshine law. However, when a quorum of the Board is physically present, a Supervisor may participate by telephone only if the Supervisor's absence is due to an extraordinary circumstance such as an illness. In the event a Supervisor participates by telephone, the Supervisor must vote on every action unless a voting conflict exists. Likewise, if a Supervisor is participating in person, the Supervisor must vote on every action unless a voting conflict exists.

² According to the Commission on Ethics, a "principal" excludes a "government agency" and includes: (1) an employer; (2) a client of a legal, accounting, insurance or other professional practice; and (3) a corporation for which the officer serves as a compensated director.

³ Generally speaking, a "principal by whom retained" means for compensation, consideration or similar thing of value. See Section 112.3143(1)(a), *Florida Statutes* for the full definition.

⁴ Although there may be a slight difference on timing and procedure for disclosure of a voting conflict for "**Elected Officers**" vs. "**Appointed Officers**," it is recommended that the conflict be disclosed prior to any discussion on the matter. Further, we caution that discussions on items on which a Supervisor has a voting conflict could potentially be challenged as a violation of the "Misuse of Public Position" rule in Section 112.313(6), *Florida Statutes*, if the discussion is seen as persuasion or an attempt to influence the Board's position to secure a special benefit for the Supervisor or others. If you have any questions, please contact counsel to discuss.

April 2024

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b. SUNSHINE LAW

-Outside of a Board of Supervisors meetings, two or more members of the Board **must not** discuss any matter on which foreseeable action will be taken by the Board. This applies to in-person, “liaison” and “virtual” discussions, including text messages, emails, telephone calls, online postings (social media) and any other means of communication. Failure to abide to this rule constitutes a Sunshine law violation.

-**Best practices:** (1) utilize Board meetings for discussions with other Supervisors; (2) refrain from posting about CDD business online and responding/reacting to matters online related to CDD business.

III. Public Records Reminders

-Chapter 119, *Florida Statutes* & the Florida Constitution (Article 1, Section 24) guarantees the public a right to access government records.

-Includes **all materials** (i.e., documents, emails, **TEXT MESSAGES**, sound recordings, films, maps, books, photographs, tapes, etc.) made or received in connection with the official business of the CDD.

-You are required to keep records for the time period set by the Division of Library Information Services of the Florida Department of State.⁵ For example, correspondence and memoranda that are associated with administrative practices or routine issues (but do not create a policy/procedure, document the business of a particular program or act as a receipt) are required to be retained for **3 fiscal years**.⁶ Correspondence and memoranda that document policy development, decision-making, or substantive programmatic issues, procedures or activities are required to be retained for **5 fiscal years**. For more information on the retention and disposition of records, please contact your CDD’s District Manager.

-Exceptions are very limited. Examples of exemptions: (1) materials related to security and/or fire safety of a facility (including video surveillance and security details); and (2) materials related to active criminal investigations.

-**Best Practices:** (1) in-person or telephone discussions (except with other Board members); (2) use or create a separate email account for CDD related materials; (3) avoid posting on social media about CDD business (posts can be removed/edited by users and website controller); and (4) avoid using text/social media messaging as they generally cannot be saved.

⁵ The Records Schedule is accessible at the following URL: <https://files.floridados.gov/media/706717/gsl-sl-june-2023.pdf>.

⁶ October 1st through September 30th.

SECTION C

SECTION 1

Storey Drive

Community Development District

Summary of Invoices

January 26, 2024 - February 29, 2024

| Fund | Date | Check No.'s | Amount |
|--------------|----------------------|-------------|---------------------|
| General Fund | | | |
| | 2/1/24 | 127-128 | \$ 932.50 |
| | 2/8/24 | 129 | 8,066.00 |
| | 2/15/24 | 130-131 | 7,571.64 |
| | 2/29/24 | 132 | 685.00 |
| | | | \$ 17,255.14 |
| Payroll | | | |
| | <u>February 2024</u> | | |
| | Adam Morgan | 50054 | \$ 184.70 |
| | Brent Kewley | 50055 | \$ 184.70 |
| | Joshua Jochims | 50056 | \$ 184.70 |
| | Teresa Diaz | 50057 | \$ 184.70 |
| | | | \$ 738.80 |
| TOTAL | | | \$ 17,993.94 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------------------------------|-------|--------------|----------|------------------|-----|-------|-------|----------|---------------------------|--------|-----------|--------------|---------|
| 2/01/24 | 00014 | 1/31/24 | 217302 | 202401 | 320 | 53800 | 47000 | | AQUATIC PLANT MGMT JAN24 | * | 685.00 | 685.00 | 000127 |
| APPLIED AQUATIC MANAGEMENT INC | | | | | | | | | | | | 685.00 | 000127 |
| 2/01/24 | 00007 | 1/15/24 | 19-060(8 | 202312 | 310 | 51300 | 31100 | | RESEARCH CANAL OWNR/RPR | * | 247.50 | 247.50 | 000128 |
| POULOS & BENNETT LLC | | | | | | | | | | | | 247.50 | 000128 |
| 2/08/24 | 00011 | 2/05/24 | 115972 | 202402 | 320 | 53800 | 46200 | | LANDSCAPE MAINT FEB24 | * | 8,066.00 | 8,066.00 | 000129 |
| CHERRYLAKE INC | | | | | | | | | | | | 8,066.00 | 000129 |
| 2/15/24 | 00001 | 2/01/24 | 55 | 202402 | 310 | 51300 | 34000 | | MANAGEMENT FEES FEB24 | * | 3,062.50 | | |
| | | 2/01/24 | 55 | 202402 | 310 | 51300 | 35200 | | WEBSITE ADMIN FEB24 | * | 100.00 | | |
| | | 2/01/24 | 55 | 202402 | 310 | 51300 | 35100 | | INFORMATION TECH FEB24 | * | 150.00 | | |
| | | 2/01/24 | 55 | 202402 | 310 | 51300 | 31300 | | DISSEMINATION FEE FEB24 | * | 291.67 | | |
| | | 2/01/24 | 55 | 202402 | 310 | 51300 | 51000 | | OFFICE SUPPLIES | * | .30 | | |
| | | 2/01/24 | 55 | 202402 | 310 | 51300 | 42000 | | POSTAGE | * | 46.77 | | |
| | | 2/01/24 | 55 | 202402 | 310 | 51300 | 42500 | | COPIES | * | 15.60 | | |
| | | 2/01/24 | 56 | 202402 | 320 | 53800 | 12000 | | FIELD MANAGEMENT FEB24 | * | 656.25 | | |
| GOVERNMENTAL MANAGEMENT SERVICES | | | | | | | | | | | | 4,323.09 | 000130 |
| 2/15/24 | 00002 | 2/14/24 | 123670 | 202401 | 310 | 51300 | 31500 | | CANAL/BRDGE RPR/INFRSTRCT | * | 3,248.55 | 3,248.55 | 000131 |
| LATHAM, LUNA, EDEN & BEAUDINE, LLP | | | | | | | | | | | | 3,248.55 | 000131 |
| 2/29/24 | 00014 | 2/29/24 | 217991 | 202402 | 320 | 53800 | 47000 | | AQUATIC PLANT MGMT FEB24 | * | 685.00 | 685.00 | 000132 |
| APPLIED AQUATIC MANAGEMENT INC | | | | | | | | | | | | 685.00 | 000132 |
| TOTAL FOR BANK A | | | | | | | | | | | 17,255.14 | | |
| TOTAL FOR REGISTER | | | | | | | | | | | 17,255.14 | | |

STCD STOREY DRIVE TVISCARRA

Storey Drive Community Development District

Summary of Invoices

March 1, 2024 - March 27, 2024

| Fund | Date | Check No.'s | Amount |
|--------------|-------------|--------------------|---------------------|
| General Fund | | | |
| | 3/6/24 | 133-135 | \$ 13,566.00 |
| | 3/14/24 | 136-137 | 8,327.44 |
| | 3/21/24 | 138-139 | 4,154.48 |
| | 3/26/24 | 140 | 24,223.80 |
| | | | <hr/> |
| | | | \$ 50,271.72 |
| TOTAL | | | \$ 50,271.72 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED YRMO | TO DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|---------------|--------|-------|-------|----------|-------------------------------------|--------|----------|--------------|---------|
| 3/06/24 | 00014 | 11/28/23 | 215916 | 202311 | 320 | 53800 | 47000 | | MECH.RMV AQUATIC VEG/TRSH | * | 5,500.00 | | |
| | | | | | | | | | APPLIED AQUATIC MANAGEMENT INC | | | 5,500.00 | 000133 |
| 3/06/24 | 00011 | 3/05/24 | 117223 | 202403 | 320 | 53800 | 46200 | | LANDSCAPE MAINT MAR24 | * | 8,066.00 | | |
| | | | | | | | | | CHERRYLAKE INC | | | 8,066.00 | 000134 |
| 3/06/24 | 00015 | 3/01/24 | 0645768- | 202403 | 310 | 51300 | 49100 | | PROPERTY TAXES 2024-03030 | * | 572.90 | | |
| | | 3/01/24 | 0645768- | 202403 | 310 | 51300 | 49100 | | PROPERTY TAXES 2024-03030 | V | 572.90- | | |
| | | | | | | | | | SCOTT RANDOLPH,ORNGE CTY TAX COLLEC | | | .00 | 000135 |
| 3/14/24 | 00001 | 3/01/24 | 57 | 202403 | 310 | 51300 | 34000 | | MANAGEMENT FEES MAR24 | * | 3,062.50 | | |
| | | 3/01/24 | 57 | 202403 | 310 | 51300 | 35200 | | WEBSITE ADMIN MAR24 | * | 100.00 | | |
| | | 3/01/24 | 57 | 202403 | 310 | 51300 | 35100 | | INFORMATION TECH MAR24 | * | 150.00 | | |
| | | 3/01/24 | 57 | 202403 | 310 | 51300 | 31300 | | DISSEMINATION FEE MAR24 | * | 291.67 | | |
| | | 3/01/24 | 57 | 202403 | 310 | 51300 | 51000 | | OFFICE SUPPLIES | * | .18 | | |
| | | 3/01/24 | 57 | 202403 | 310 | 51300 | 42000 | | POSTAGE | * | 9.47 | | |
| | | 3/01/24 | 58 | 202403 | 320 | 53800 | 12000 | | FIELD MANAGEMENT MAR24 | * | 656.25 | | |
| | | 3/01/24 | 58A | 202401 | 310 | 51300 | 51000 | | OFFICE DEPOT-W2/W3/1096 | * | 14.42 | | |
| | | 3/01/24 | 58A | 202401 | 310 | 51300 | 42000 | | USPS-MAIL W3 FORMS | * | .79 | | |
| | | 3/01/24 | 58A | 202401 | 310 | 51300 | 42000 | | USPS-MAIL 941&944 FORMS | * | .88 | | |
| | | 3/01/24 | 58A | 202401 | 310 | 51300 | 42000 | | USPS-MAIL 1099 FORMS | * | .65 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 4,286.81 | 000136 |
| 3/14/24 | 00012 | 2/23/24 | 7236915 | 202402 | 310 | 51300 | 32300 | | TRUSTEE FEE SER.2022 | * | 4,040.63 | | |
| | | | | | | | | | US BANK | | | 4,040.63 | 000137 |
| 3/21/24 | 00014 | 3/15/24 | 218379 | 202403 | 320 | 53800 | 47000 | | AQUATIC PLANT MGMT MAR24 | * | 685.00 | | |
| | | | | | | | | | APPLIED AQUATIC MANAGEMENT INC | | | 685.00 | 000138 |

STCD STOREY DRIVE TVISCARRA

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|---|-----------------------------|--------|-----------|----------------------------|
| 3/21/24 | 00010 | 3/15/24 03152024 | 202403 300-20700-10000 FY24 SPCL ASMNT SER2022 | STOREY DRIVE CDD C/O USBANK | * | 3,469.48 | 3,469.48 000139 |
| 3/26/24 | 00016 | 2/29/24 5242 | 202402 300-13100-10300 REBLD WALL/RPLC SDWK HDRL | THE BRIAR TEAM LLC | * | 24,223.80 | 24,223.80 000140 |
| TOTAL FOR BANK A | | | | | | 50,271.72 | |
| TOTAL FOR REGISTER | | | | | | 50,271.72 | |

STCD STOREY DRIVE TVISCARRA

SECTION 2

Storey Drive

Community Development District

Unaudited Financial Reporting

February 29, 2024



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Storey Drive
Community Development District
Balance Sheet
February 29, 2024

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Capital Projects Fund</i> | <i>Totals Governmental Funds</i> |
|--|-------------------------|------------------------------|----------------------------------|--------------------------------------|
| Assets: | | | | |
| Cash - Truist Bank | \$ 324,255 | \$ - | \$ - | \$ 324,255 |
| Investments: | | | | |
| Series 2022 | | | | |
| Reserve | \$ - | \$ 268,106 | \$ - | \$ 268,106 |
| Revenue | \$ - | \$ 571,539 | \$ - | \$ 571,539 |
| Construction | \$ - | \$ - | \$ 26,740 | \$ 26,740 |
| Due From Developer | \$ 14,296 | \$ - | \$ - | \$ 14,296 |
| Due From General Fund | \$ - | \$ - | \$ - | \$ - |
| Due from Other | \$ 24,224 | \$ - | \$ - | \$ 24,224 |
| Total Assets | \$ 362,775 | \$ 839,645 | \$ 26,740 | \$ 1,229,160 |
| Liabilities: | | | | |
| Accounts Payable | \$ 34,026 | \$ - | \$ - | \$ 34,026 |
| Total Liabilities | \$ 34,026 | \$ - | \$ - | \$ 34,026 |
| Fund Balances: | | | | |
| Restricted For Debt Service | \$ - | \$ 839,645 | \$ - | \$ 839,645 |
| Assigned For Capital Reserves | \$ - | \$ - | \$ 26,740 | \$ 26,740 |
| Unassigned | \$ 328,749 | \$ - | \$ - | \$ 328,749 |
| Total Fund Balances | \$ 328,749 | \$ 839,645 | \$ 26,740 | \$ 1,195,134 |
| Total Liabilities & Fund Equity | \$ 362,775 | \$ 839,645 | \$ 26,740 | \$ 1,229,160 |

Storey Drive

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 02/29/24 | Thru 02/29/24 | Variance |
| Revenues: | | | | |
| Special Assessments | \$ 313,137 | \$ 313,137 | \$ 319,134 | \$ 5,997 |
| Total Revenues | \$ 313,137 | \$ 313,137 | \$ 319,134 | \$ 5,997 |
| Expenditures: | | | | |
| Administrative: | | | | |
| Supervisor Fees | \$ 12,000 | \$ 5,000 | \$ 1,600 | \$ 3,400 |
| FICA Expense | \$ 918 | \$ 383 | \$ 122 | \$ 260 |
| Engineering Fees | \$ 12,000 | \$ 5,000 | \$ 413 | \$ 4,588 |
| Attorney | \$ 25,000 | \$ 10,417 | \$ 5,851 | \$ 4,566 |
| Arbitrage | \$ 450 | \$ - | \$ - | \$ - |
| Dissemination | \$ 3,500 | \$ 1,458 | \$ 1,458 | \$ (0) |
| Annual Audit | \$ 3,600 | \$ - | \$ - | \$ - |
| Trustee Fees | \$ 5,000 | \$ 4,041 | \$ 4,041 | \$ - |
| Assessment Administration | \$ 5,250 | \$ 5,250 | \$ 5,250 | \$ - |
| Management Fees | \$ 36,750 | \$ 15,313 | \$ 15,313 | \$ - |
| Information Technology | \$ 1,800 | \$ 750 | \$ 750 | \$ - |
| Website Maintenance | \$ 1,200 | \$ 500 | \$ 500 | \$ - |
| Telephone | \$ 75 | \$ 31 | \$ - | \$ 31 |
| Postage | \$ 500 | \$ 208 | \$ 109 | \$ 100 |
| Insurance | \$ 5,915 | \$ 5,915 | \$ 5,590 | \$ 325 |
| Printing & Binding | \$ 500 | \$ 208 | \$ 75 | \$ 133 |
| Legal Advertising | \$ 2,835 | \$ 1,181 | \$ 685 | \$ 497 |
| Other Current Charges | \$ 600 | \$ 250 | \$ 87 | \$ 163 |
| Office Supplies | \$ 150 | \$ 63 | \$ 15 | \$ 47 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total Administrative: | \$ 118,218 | \$ 56,142 | \$ 42,033 | \$ 14,109 |
| Operations & Maintenance | | | | |
| Field Operations | \$ 7,875 | \$ 3,281 | \$ 3,281 | \$ - |
| Property Insurance | \$ 5,000 | \$ 5,000 | \$ - | \$ 5,000 |
| Electric | \$ 3,500 | \$ 1,458 | \$ - | \$ 1,458 |
| Water & Sewer | \$ 20,000 | \$ 8,333 | \$ - | \$ 8,333 |
| Landscape Maintenance | \$ 134,304 | \$ 55,960 | \$ 40,330 | \$ 15,630 |
| Landscape Contingency | \$ 2,500 | \$ 1,042 | \$ - | \$ 1,042 |
| Irrigation Repairs | \$ 2,500 | \$ 1,042 | \$ - | \$ 1,042 |
| Lake Maintenance | \$ 8,220 | \$ 3,425 | \$ 8,925 | \$ (5,500) |
| Pressure Washing | \$ 5,000 | \$ 2,083 | \$ - | \$ 2,083 |
| Repairs & Maintenance | \$ 3,520 | \$ 1,467 | \$ - | \$ 1,467 |
| Contingency | \$ 2,500 | \$ 1,042 | \$ - | \$ 1,042 |
| Total Operations & Maintenance: | \$ 194,919 | \$ 84,133 | \$ 52,536 | \$ 31,597 |
| Total Expenditures | \$ 313,137 | \$ 140,275 | \$ 94,569 | \$ 45,706 |
| Excess Revenues (Expenditures) | \$ - | | \$ 224,565 | |
| Fund Balance - Beginning | \$ - | | \$ 104,185 | |
| Fund Balance - Ending | \$ - | | \$ 328,749 | |

Storey Drive

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

| | Adopted Budget | Prorated Budget Thru 02/29/24 | Actual Thru 02/29/24 | Variance |
|---|-------------------|----------------------------------|-------------------------|------------------|
| Revenues: | | | | |
| Special Assessments | \$ 536,213 | \$ 536,213 | \$ 546,479 | \$ 10,266 |
| Interest | \$ 12,000 | \$ 5,000 | \$ 9,231 | \$ 4,231 |
| Total Revenues | \$ 548,213 | \$ 541,213 | \$ 555,710 | \$ 14,497 |
| Expenditures: | | | | |
| Series 2022 | | | | |
| Interest - 12/15 | \$ 166,581 | \$ 166,581 | \$ 166,581 | \$ - |
| Principal - 06/15 | \$ 205,000 | \$ - | \$ - | \$ - |
| Interest - 06/15 | \$ 166,581 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 538,163 | \$ 166,581 | \$ 166,581 | \$ - |
| Other Sources/(Uses) | | | | |
| Transfer In/(Out) | \$ (4,980) | \$ (2,075) | \$ (5,403) | \$ 3,328 |
| Total Other Financing Sources (Uses) | \$ (4,980) | \$ (2,075) | \$ (5,403) | \$ 3,328 |
| Excess Revenues (Expenditures) | \$ 5,071 | | \$ 383,725 | |
| Fund Balance - Beginning | \$ 200,763 | | \$ 455,920 | |
| Fund Balance - Ending | \$ 205,834 | | \$ 839,645 | |

Storey Drive

Community Development District Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

| | Adopted Budget | Prorated Budget Thru 02/29/24 | Actual Thru 02/29/24 | Variance |
|---|-------------------|----------------------------------|-------------------------|-------------------|
| Revenues: | | | | |
| Interest | \$ - | \$ - | \$ 476 | \$ 476 |
| Total Revenues | \$ - | \$ - | \$ 476 | \$ 476 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Other Sources/(Uses) | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ 5,403 | \$ (5,403) |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ 5,403 | \$ (5,403) |
| Excess Revenues (Expenditures) | \$ - | \$ - | \$ 5,879 | |
| Fund Balance - Beginning | \$ - | | \$ 20,860 | |
| Fund Balance - Ending | \$ - | | \$ 26,740 | |

Storey Drive
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Total |
|--|--------------------|--------------------|-------------------|------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| Revenues: | | | | | | | | | | | | | |
| Assessments | \$ - | \$ - | \$ 268,051 | \$ 51,083 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 319,134 |
| Total Revenues | \$ - | \$ - | \$ 268,051 | \$ 51,083 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 319,134 |
| Expenditures: | | | | | | | | | | | | | |
| Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ - | \$ - | \$ 800 | \$ 800 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,600 |
| FICA Expense | \$ - | \$ - | \$ - | \$ 61 | \$ 61 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 122 |
| Engineering Fees | \$ 165 | \$ - | \$ 248 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 413 |
| Attorney | \$ 1,326 | \$ - | \$ 1,276 | \$ 3,249 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,851 |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Dissemination | \$ 292 | \$ 292 | \$ 292 | \$ 292 | \$ 292 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,458 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Trustee Fees | \$ - | \$ - | \$ - | \$ - | \$ 4,041 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,041 |
| Assessment Administration | \$ 5,250 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,250 |
| Management Fees | \$ 3,063 | \$ 3,063 | \$ 3,063 | \$ 3,063 | \$ 3,063 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 15,313 |
| Information Technology | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 750 |
| Website Maintenance | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 500 |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Postage | \$ 5 | \$ 49 | \$ 3 | \$ 5 | \$ 47 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 109 |
| Insurance | \$ 5,590 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,590 |
| Printing & Binding | \$ 31 | \$ 22 | \$ 7 | \$ - | \$ 16 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 75 |
| Legal Advertising | \$ 685 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 685 |
| Other Current Charges | \$ - | \$ - | \$ 8 | \$ 41 | \$ 38 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 87 |
| Office Supplies | \$ 0 | \$ 0 | \$ 0 | \$ 15 | \$ 0 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 15 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Total Administrative: | \$ 16,831 | \$ 3,675 | \$ 5,146 | \$ 7,774 | \$ 8,607 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 42,033 |
| Operations & Maintenance: | | | | | | | | | | | | | |
| Field Operations | \$ 656 | \$ 656 | \$ 656 | \$ 656 | \$ 656 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,281 |
| Property Insurance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Electric | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Water & Sewer | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Landscape Maintenance | \$ 8,066 | \$ 8,066 | \$ 8,066 | \$ 8,066 | \$ 8,066 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 40,330 |
| Landscape Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Irrigation Repairs | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Lake Maintenance | \$ 685 | \$ 6,185 | \$ 685 | \$ 685 | \$ 685 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8,925 |
| Pressure Washing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Repairs & Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Operations & Maintenance: | \$ 9,407 | \$ 14,907 | \$ 9,407 | \$ 9,407 | \$ 9,407 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 52,536 |
| Total Expenditures | \$ 26,238 | \$ 18,583 | \$ 14,553 | \$ 17,181 | \$ 18,014 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 94,569 |
| Excess Revenues (Expenditures) | \$ (26,238) | \$ (18,583) | \$ 253,499 | \$ 33,901 | \$ (18,014) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 224,565 |

Storey Drive
Community Development District
Developer Contributions/Due from Developer

| Funding Request # | Prepared Date | Payment Received Date | Check Amount | Total Funding Request | General Fund Portion (22)* | General Fund Portion (23) | Due from Capital | Over and (short) Balance Due |
|---------------------------|---------------|-----------------------|---------------------|-----------------------|----------------------------|---------------------------|------------------|------------------------------|
| 12 | 8/26/22 | 9/7/22 | \$ 5,375.00 | \$ 5,375.00 | \$ - | \$ 5,375.00 | \$ - | \$ - |
| 13 | 9/14/22 | 10/20/22 | \$ 10,022.09 | \$ 10,022.09 | \$ 5,022.09 | \$ 5,000.00 | \$ - | \$ - |
| 1 | 10/27/22 | 11/15/22 | \$ 7,962.19 | \$ 7,962.19 | \$ 3,509.00 | \$ 4,453.19 | \$ - | \$ - |
| 2 | 9/1/23 | 1/26/24 | \$ 40,450.06 | \$ 40,450.06 | \$ - | \$ 40,450.06 | \$ - | \$ - |
| 3 | 10/28/23 | 3/8/24 | \$ 14,295.99 | \$ 14,295.99 | \$ - | \$ 14,295.99 | \$ - | \$ - |
| Due from Developer | | | \$ 78,105.33 | \$ 78,105.33 | \$ 8,531.09 | \$ 69,574.24 | \$ - | \$ - |

Total Developer Contributions FY23 \$ 69,574.24

*Total amount in FY22 column does not reflect amounts from FY22 FR# 1-11.

Storey Drive
Community Development District
Long Term Debt Report

| SERIES 2022, SPECIAL ASSESSMENT BONDS | | |
|--|------------------------------------|--------------------|
| INTEREST RATES: | 2.550%, 3.000%, 3.250%, 4.000% | |
| MATURITY DATE: | 6/15/2052 | |
| RESERVE FUND DEFINITION | 50% OF MAXIMUM ANNUAL DEBT SERVICE | |
| RESERVE FUND REQUIREMENT | \$268,106 | |
| RESERVE FUND BALANCE | \$268,106 | |
| BONDS OUTSTANDING - 1/27/22 | | \$9,710,000 |
| LESS: PRINCIPAL PAYMENT - 06/15/23 | | (\$200,000) |
| CURRENT BONDS OUTSTANDING | | \$9,510,000 |

Storey Drive
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

| | | | |
|-------------------|---------------|---------------|---------------|
| Gross Assessments | \$ 333,124.78 | \$ 570,436.58 | \$ 903,561.36 |
| Net Assessments | \$ 313,137.29 | \$ 536,210.39 | \$ 849,347.68 |

ON ROLL ASSESSMENTS

36.87% 63.13% 100.00%

| Date | Distribution | Gross Amount | Commissions | Discount/Penalty | Interest | Net Receipts | O&M Portion | 2022 Debt Service Asmt | Total |
|--------------|--------------|----------------------|------------------|---------------------|--------------------|----------------------|----------------------|---------------------------|----------------------|
| 12/19/23 | 6 | \$756,901.59 | \$110.04 | \$30,276.14 | \$541.88 | \$727,057.29 | \$268,051.30 | \$459,005.99 | \$727,057.29 |
| 01/10/24 | 7 | \$144,328.56 | \$0.00 | \$5,773.14 | \$0.00 | \$138,555.42 | \$51,082.58 | \$87,472.84 | \$138,555.42 |
| 03/13/24 | 9 | \$0.00 | \$0.00 | \$0.00 | \$5,495.59 | \$5,495.59 | \$2,026.11 | \$3,469.48 | \$5,495.59 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL | | \$ 901,230.15 | \$ 110.04 | \$ 36,049.28 | \$ 6,037.47 | \$ 871,108.30 | \$ 321,159.99 | \$ 549,948.31 | \$ 871,108.30 |

| | |
|-----------------------|-------------------------------------|
| 102.56% | Net Percent Collected |
| \$ (21,760.62) | Balance Remaining to Collect |

Storey Drive
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2022

| Date | Requisition # | Contractor | Description | Requisition |
|--|---------------|-----------------------|---|---|
| Fiscal Year 2024 | | | | |
| 10/31/23 | 9 | Poulos & Bennett, LLC | Invoice #19-060(80) - Utility ownership coordination. | \$ 82.50 |
| 11/7/23 | 10 | Poulos & Bennett, LLC | Invoice #19-060(82) - Revision of District requisition costs. | \$ 742.50 |
| TOTAL | | | | \$ 825.00 |
| Fiscal Year 2024 | | | | |
| 10/2/23 | | Interest | | \$ 88.10 |
| 10/3/23 | | Transfer from Reserve | | \$ 1,055.17 |
| 11/1/23 | | Interest | | \$ 92.87 |
| 11/2/23 | | Transfer from Reserve | | \$ 1,094.30 |
| 12/1/23 | | Interest | | \$ 92.37 |
| 12/4/23 | | Transfer from Reserve | | \$ 1,062.85 |
| 1/2/24 | | Interest | | \$ 99.22 |
| 1/3/24 | | Transfer from Reserve | | \$ 1,097.72 |
| 2/1/24 | | Interest | | \$ 103.82 |
| 2/2/24 | | Transfer from Reserve | | \$ 1,093.07 |
| TOTAL | | | | \$ 5,879.49 |
| | | | | Project (Construction) Fund at 09/30/23 |
| | | | | \$ 21,685.48 |
| | | | | Interest Earned/Transferred Funds thru 2/29/24 |
| | | | | \$ 5,879.49 |
| | | | | Requisitions Paid thru 2/29/24 |
| | | | | \$ (825.00) |
| Remaining Project (Construction) Fund | | | | \$ 26,739.97 |